City of Monrovia General Plan

INTRODUCTION

INTRODUCTION TO THE MONROVIA GENERAL PLAN

The City of Monrovia, incorporated in 1887, is the fourth oldest incorporated city in Los Angeles County. Located 16 miles northeast of downtown Los Angeles, Monrovia encompasses approximately 14 square miles at the base of the San Gabriel Mountains. The City is almost entirely built-out with a mix of land uses including residential, commercial, light and heavy industrial, public facilities, and open space. Scattered vacant parcels comprise less than one percent of the City's habitable land area. Newer hillside subdivisions, subject to recently revised Hillside Development Policies and Standards, will feature large estate-size homes with little additional area for development in this northern portion of the City.

ROLE OF THE GENERAL PLAN

State law requires that each city and county prepare and adopt a comprehensive, long-range plan to serve as a guide for the physical development of that jurisdiction. The plan must consist of an integrated and internally consistent set of goals, policies, and implementation measures addressing seven issue areas: land use, circulation, housing, noise, safety, conservation, and open space. The State Legislature in Government Code Section 65302 identifies the required components of each of the seven elements that every city and county must include in its general plan. The following descriptions summarize the requirements outlined in the State of California General Plan Guidelines (1990):

Land Use Element

The land use element must designate the general location, distribution, and extent of the various land uses proposed for the particular jurisdiction. The element must clearly identify standards for population density and building intensity for each land use category. The land use element must also identify those areas that may be prone to flooding.

Circulation Element

The circulation element must identify the general location and the extent of the existing and proposed roadways, highways, railroads, transit routes, terminals, and public utilities and facilities.

Housing Element

The housing element must identify the existing and projected housing needs and establish goals, policies, objectives, and programs for the preservation, improvement, and development of housing to meet the needs of all economic sectors of the community.

Conservation Element

The conservation element provides for the conservation, development, and use of natural resources including water, forests, soils, rivers, lakes, harbors, fisheries, wildlife, minerals, and other natural resources.

Open Space Element

The open space element details plans and measures for the preservation of open space as well as the preservation and management of natural resources, outdoor recreation, and public health and safety.

Noise Element

The noise element examines noise sources and provides information which may be used in setting land use policies to encourage noise-compatible uses and to aid in the establishment and subsequent enforcement of a local noise ordinance.

Safety Element

The safety element establishes standards and plans for the protection of the community from a variety of hazards, including fire and geologic hazards. In 1985 the legislature eliminated the requirement for a separate seismic safety element. The statute now requires components of the seismic safety element to be incorporated into the safety element.

In addition, the general plan may also cover topics of special or unique interest to a community, such as urban design or historic preservation. The state law provides some flexibility in the preparation of the plan, allowing for the combining of elements so long as the content requirements for the mandatory elements are met.

This update of the City of Monrovia General Plan includes the Land Use, Circulation, and Housing elements. The other four elements will be revised as necessary after these three elements are adopted by the City. The other elements currently included in the 1985 Monrovia General Plan are: Public Services/Conservation, Recreation and Open Space, Noise, and Safety and Seismic Safety.

GENERAL PLAN ORGANIZATION

The Monrovia General Plan consists of text and graphics. Supporting documents prepared during the General Plan preparation process include the Land Use and Circulation technical memos, the Land Use Alternatives report, and the General Plan environmental impact report (EIR). These documents illustrate some of the decision making process, and provide substantial background information, for the General Plan.

The preparation of each General Plan element was preceded by the identification of issues and constraints (e.g., existing conditions, development trends, infrastructure constraints, funding considerations) which guided General Plan policy decisions.

The EIR analyzes the potential environmental impacts of the policies and programs contained in the General Plan. The EIR is considered a "program EIR" as defined by the California Environmental Quality Act (CEQA) Guidelines, Section 15168, because it "allow[s] the lead agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts." The degree of specificity used to analyze the potential impacts is related to the broad nature of the policy recommendations contained in the General Plan (CEQA Guidelines Section 15146). However, CEQA does point out, "A program EIR

will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required" [Section 15168(c)(5)]. However, it may also be necessary to require project specific environmental review when preliminary information indicates significant impacts may result. The environmental review will examine both single and cumulative impacts.

Each of the updated General Plan elements (Land Use, Circulation, Housing) is comprised of three sections: the Introduction, the Goals and Policies, and the Plan. The Introduction describes the purpose and scope of the particular element, as well as its relationship to other General Plan elements and to related regional, state, or federal programs.

The Goals and Policies section of each element presents the City's long-term objectives related to that element. The goals and policies are arranged by issue area, and a brief discussion of the issues precedes each group of goals and policies.

For general reference, goals and policies may be defined as follows:

GOAL: A broad statement of purpose or direction.

Policy: A definitive course of action supporting the achievement of a goal.

Some generality and flexibility should be maintained in the statements of goals and policies. By allowing for various options and implementation measures which may be devised as Monrovia develops according to adopted land use policy, the City can respond most effectively to changing environmental and economic conditions. Just as importantly, however, policies must be detailed enough to apply to future, site-specific development proposals, all of which will be evaluated for compliance with the General Plan.

The third section of each element consists of the Plan, or the more detailed definition of the programs intended to implement the policies. For example, the Land Use Element contains a "Land Use Plan" which indicates the types and

intensities of land uses permitted. The "Circulation Plan" includes roadway and truck route designations, and the design specifications (e.g., width, number of lanes, volume capacity) required for meeting those designations. Wherever possible, the Plan section contains maps, diagrams, and tables to illustrate how policies will be implemented.

THE GENERAL PLAN AS A LONG-TERM, COMPREHENSIVE DOCUMENT

Long-range, comprehensive planning is a process that involves imaginative thinking and a practical evaluation of the alternatives for future land use in the City. It also requires that decisions be made about those positive aspects of the City which should be preserved and those negative aspects which should be changed.

In order to consider future land uses in the City, it is necessary to understand the many implications of the increasing urbanization of the Monrovia area -- probable trends in growth, distribution and composition of the population, economic development, technological changes, and even changes in values and habits of the citizens. Planning has become a regional concern over the last decade, particularly in terms of air quality, transportation, and the location of housing in relation to jobs. The City's General Plan should provide the groundwork to implement regional policies related to these and other regional issues.

The General Plan is maintained by the Planning Manager and Planning Commission as a general and flexible guide to the coordinated development of the City in order to achieve certain agreed-upon objectives. The Plan shows the major relationships between projected land uses, public facilities, and circulation. Accordingly, it serves as a basis for administrative action leading to the implementation of Plan elements and such legislative matters as the City Council may elect to adopt.

General Plans are not final and absolute. Much of the value of the Plan can be realized only through constant and critical review and revision as new and more detailed knowledge becomes available, accompanied by recommendations for putting the proposals into effect.

Planning in Monrovia, as an urban community, involves guiding land use changes through recycling and redevelopment. To prepare for future land use changes, the City of Monrovia has prepared a General Plan that provides a long-term approach for maintaining and improving the community's natural and built resources. The Plan provides direction for City officials and residents, as well as for other local and regional agencies that are responsible for determining the required capacity and location of public facilities and services needed to serve the City's population.

PUBLIC PARTICIPATION

Public participation played an important role in the formulation of Monrovia's General Plan goals and policies, and in the development of a Land Use Plan which determines the location, intensity, and density of future development in the community. The citizen participation component for this document consisted of the following:

- **Citizen Survey**

  A General Plan educational insert was mailed out in the Monrovia *Today* Publication to all residential and business addresses in Monrovia. Included in the insert was a letter from the City Council urging people to fill out the enclosed survey and become involved in the General Plan Process. An explanation of the need for a general plan, a description of the Land Use, Housing, and Circulation Elements, and the ways that citizens could become involved in the General Plan Update were given. The survey was inside the educational insert and asked opinion questions about residential design & density, commercial and industrial development, and circulation and transportation.

  There was a good response to the survey and it gave staff a starting point to identify issues and organize the neighborhood meetings.

- **Neighborhood Meetings**

  The Planning Department staff divided the City into five neighborhoods. Two public meetings were held for

each neighborhood to solicit the opinions of residents and business people in Monrovia about future development in the City and issues in the neighborhoods. Notices of these meetings were distributed through the mail and published in the local newspaper.

- **Community Forum**

  A community forum was held when the technical memorandum and draft alternatives paper were completed. Educational displays and materials were presented by the Monrovia Housing Division, Monrovia Police Department, Los Angeles Community Transportation Commission, Traffic Consultant and the Monrovia Planning Division. There was a program with speakers from the City and consulting firms each followed by questions and answers on topics ranging from annexation of the county area to technical land use questions.

- **Joint Planning Commission/City Council Study Session**

  The Planning Commission and City Council met in joint session to review the issues involved in the General Plan update. Staff presented the changes to residential, commercial/industrial and planned development areas based on the community input from the survey, meetings, and community forum.

- **Public Hearings**

  A series of public hearings was held before the Planning Commission and City Council. Those who live, work, and own property in Monrovia were invited to participate in the hearings along with any interested individuals.

CITY PROFILE

The General Plan is updated periodically to respond to changes in the community. The Plan is intended to respond to and serve all the people who call Monrovia their home. It is important to know who the City is now planning for and to

look ahead to future demographic changes. The 1990 Census gives a good indication of Monrovia's changing population and growth patterns.

Since the 1980 Census, there has been an increase of 5,230 residents, or a 17.13 percent increase in population. Of this increase, 4,582 were of Hispanic origin. The Hispanic population increased by 82 percent from 1980 to 1990. Other minority groups increased, with 653 additional Black and 1,012 additional Asian/Pacific Islanders.

Similar to many Los Angeles County cities, Monrovia has a diverse "majority minority" population which continues to increase. The Hispanic population will continue to account for the largest increase in population. The established Black community will remain stable with new populations moving into other areas of the City. To underscore the stability of the Black population, 16 percent of children who were enrolled in the Monrovia Unified School District in 1980 were Black, and in 1992, the total was 14 percent. The Asian population will continue to increase, historically using Monrovia primarily as a bedroom community.

Growth in the next years should be slower, with only about a three percent population increase. The growth will be commensurate with housing construction, netting approximately 500 additional units by 1997. Growth will be concentrated in the higher density areas along West Foothill Boulevard, Alta Vista Avenue (south of Huntington Drive), West Duarte Road, West Central Avenue, and the 800-900 blocks of West Olive and Walnut avenues. Single-family development will generally be replacement housing except for the demand for single-family homes in the hillside areas. Hillside growth will be on large lots strictly following the Hillside Development Policies and Standards. The central area of the City will experience small and scattered growth primarily with one house being constructed behind the existing main house.

The cost of housing has increased dramatically over the last decade. Ownership housing prices have increased 195 percent, and rental housing prices have increased by 143 percent. The median income for Monrovians in 1990 was $35,684, with a median annual income of $66,000 needed to afford a median-priced home. Eight percent of the households in Monrovia could afford to purchase a home of

their own. Twelve percent of Monrovia's residents are at the poverty level (under $13,000 a year), with 18 percent of those aged 17 years and under living at the poverty level. Nineteen percent are female householder families.

Monrovia's population will continue to echo the ethnic mix of Los Angeles County, with an increasing minority population, particularly Hispanic. One-fifth of the City's population is foreign-born, and 11 percent of the population entered the United States in the last decade. Monrovia supports a balance of age ranges with a significant percentage of youth and seniors. Growth will be slower in the next years, concentrated in higher density zones, and responding to a growing demand for affordable rental and ownership housing. The General Plan must be able to respond equitably to the needs of Monrovia's diverse population.

MIDDLE-RANGE (5-10) YEAR PLANNING ISSUES

The Monrovia General Plan addresses long-term planning issues related to citywide build-out projections, the provision of adequate housing for all population segments, and improvements in infrastructure and public services to accommodate incremental growth. These issues will require evaluation and monitoring over the approximately 20-year life span of the General Plan. However, other issues are specific to the more immediate future, and should be addressed over the next five to ten years, as discussed below.

Transportation

As a result of public and private leadership through the 1970's and voter approval of Proposition "A" in 1980, the building of new rail transit will result in a network of light rail and commuter rail lines operating throughout the County and across county boundaries.

Currently, the City of Monrovia along with the cities of North San Gabriel Valley are included in the Los Angeles County Transportation Commission's 30-year plan with a transit line. This line is considered a "candidate corridor" and is in competition with several other lines for the limited funding and extended timetable. The transit line would follow the former Santa Fe Second Subdivision right-of-way throughout the city, and depending on the mode chosen, the station may

be located at the existing former Santa Fe Depot at Myrtle Avenue and Duarte Road.

The extension of the light rail transit to Monrovia will have the definite potential to inject economic growth, more employment, increased land values, and increased revenues. Connectivity with the transit network will allow greater access and mobility for current and future residents, employers, and shoppers. The light rail has the potential to have a positive community-wide impact.

The addition of High Occupancy Vehicle lanes on the 210 Freeway, expanded bus service, possible trolley buses, and county-wide synchronization of traffic systems will also tie Monrovia to a regional system in the next decade.

Historic Preservation

Monrovia's beginning was the product of the real estate boom of the 1880s. Incorporated in 1887 by a group of investors headed by William Newton Monroe, the City is the fourth oldest in the county.

The outstanding reputation held by the substantial collection of period homes in Monrovia is equalled only by the beauty and elegance, neighborhood cohesion, and value they provide to the whole community. These historic structures offer a needed continuity and association with the City's past that plays a necessary contrast to the rebuilding and redevelopment that has taken place in the last decade.

Many of the more significant specimen homes and neighborhoods are located north of Foothill Boulevard. Neighborhoods with particular concentrations of Craftsman-style homes are on Highland Avenue and May Avenue as identified in the City's 1985 Historic Resources Survey. Although a somewhat limited survey, many Victorian era buildings were identified, including architect Joseph Newsom's "Idlewild" on North Mayflower Avenue and founder William Newton Monroe's "The Oaks" at 250 North Primrose Avenue, which is listed on the National Register of Historic Places. The exclusive distinction of the country's highest level of recognition, that of National Historic Landmark, is earned by the Upton Sinclair House at 464 North Myrtle Avenue. The greater part of the northern section of the City was developed

between 1887 and 1920, and this shows in its proliferation of Victorian and Craftsman homes of grand and modest scale.

Despite the importance of the concentration of historic houses north of Foothill Boulevard, the two medium-density areas south of Foothill Boulevard which flank the downtown are from the same era and also contain a concentration of Victorian and Craftsman cottages and bungalows. The 1985 survey found many specimens that are worthy of individual recognition, but the greatest strength of these areas is the number of intact neighborhoods that, as whole collections, invoke the feeling and association that lends historic significance. The most notable is the 300 block of Wildrose Avenue, but there are many others.

Monrovia's historic central business district has been set aside in its own land use designation and zone - HC-D, Historic Commercial Downtown - to create a historic district that preserves a certain feeling and association with the past and maintains the vitality of the businesses located there. The era represented by the district is the 1910s and 1920s, when most of these buildings were built.

Historic preservation is desirable in Monrovia to ensure the City's unique sense of place. Historic preservation is an integral part of land use planning, and can be used to promote other General Plan policies in order to:

- Revitalize and solidify neighborhoods;
- Increase economic incentive to rehabilitate housing;
- Save money, energy, and resources;
- Maintain and increase property values; and
- Help diversify housing opportunities.

Open Space

Monrovia has approximately 122 acres of parkland, which accounts for less than two percent of the City's land area. Discounting the largely undeveloped area comprising Canyon Park in the foothills, Monrovia has a limited amount of parkland available for recreation uses in town. The four

primary parks - Grand Avenue, Olive Avenue, Library, and Recreation parks - all are located north of Huntington Drive, leaving residents a limited amount of open space as well as isolating many others by limited access.

In order to provide adequate recreational opportunities, the City should: (1) explore means to acquire additional parkland, especially south of Huntington Drive, by purchase or lease; (2) maintain or increase multifamily residential recreation space development standards as a supplement to park space; and (3) explore development of joint use of school district properties for park and recreation uses.

Redevelopment and Economic Development

The Central Redevelopment Project was adopted in December 1973 and subsequently amended four times. The purpose of the project was to improve, upgrade, and revitalize certain areas of the City, particularly those areas which had become blighted. The project area extends the length of Myrtle Avenue from Foothill Boulevard to Kruse Avenue, and Huntington Drive from Fifth Avenue to Mountain Avenue within the City. Although some residential uses exist in the area, commercial and industrial land uses predominate.

The following five key objectives guide the redevelopment plan:

- Eliminate blighting influences, including deteriorating buildings, incompatible and uneconomical land uses, obsolete structures and other environmental economic and social deficiencies; improve the overall appearance of existing buildings, streets, parking areas, and other facilities, both public and private; and ensure that all buildings, new and old, are safe for persons and businesses to occupy.

- Encourage existing owners, businesses, and tenants within the project area to participate in redevelopment activities, thus sustaining the existing economic base of the community.

- Provide adequately sized parcels and required public improvements in order to encourage new construction by private enterprise, thereby providing the City of Monrovia with an improved economic base.

- Establish development criteria and controls for the permitted uses within the project area in accordance with modern and competitive development practices, thus assuring the highest design standards and environmental quality.

- Provide for the relocation assistance and benefits to project area businesses and residences that may be displaced in accordance with the provisions of the Community Redevelopment Law of the State of California.

State law authorizes the City to take a variety of actions to implement the redevelopment plan. Among these possible actions are property acquisition; property management; rehabilitation and demolition of structures; street, utility, and landscaping improvements; and relocation assistance to displaced residents and nonresidential occupants. Funding for these actions may include financial assistance from the City, County of Los Angeles, State of California, Federal Department of Housing and Urban Development, or any other public agency. However, one of the main funding sources is tax increments from properties in the project area. Under tax increment financing, property tax levels are frozen at 1973 levels, and any increases in taxes resulting from increased property values is channeled into a fund to finance redevelopment activities.

Since the adoption of the Central Redevelopment Project, the City has facilitated a substantial amount of new development. The main projects have included redevelopment of Myrtle Avenue downtown; a new Research and Development Center along East Huntington Drive; regional retail/hotel development along West Huntington Drive; retail auto uses along Central Avenue between Shamrock and Mountain Avenues; office uses along Myrtle Avenue; and general industrial uses throughout the City.

Redevelopment of the downtown area has involved street and storefront beautification, in the construction of 245,000 square feet of research and development and general industrial uses at the southern end of downtown, the construction of a community center, and the development of 170 low income senior citizen units and 33 moderate-income townhouses.

Under state law, redevelopment activities are required to be consistent with the General Plan. Redevelopment opportunities will be evaluated against General Plan goals and policies during the decision making process.

In the upcoming years, the Redevelopment Agency will continue to refine the plan with respect to land use as well as the inclusion of specified areas within the Project Area (i.e. East Duarte Road).

Sphere of Influence/Annexation Potential

Monrovia shares a boundary with an unincorporated area of Los Angeles County. The area, generally south of the City, is traversed by Myrtle Avenue and Peck Road; in fact, Peck Road is included within the city limits of Monrovia.

If, in the future, the City wishes to annex unincorporated area to Monrovia, the request must be formally reviewed and approved by the Local Agency Formation Commission (LAFCO). LAFCO would have 45 days to comment on the proposal. As part of its powers, LAFCO is responsible for adopting "spheres of influence" that describe "the probable ultimate physical boundaries and service area" of cities and special districts (Government Code Section 56076). The unincorporated area south of Monrovia is within the City's sphere of influence.

Any future discussion of annexation will require a feasibility study that would entail: (1) general plan review; (2) impact analysis with regard to population, cost and revenues.

Hillside Development Policies and Standards

The scarcity of vacant land available for residential development in Monrovia has resulted in particular pressure to develop the City's hillside areas. Adopted in 1982 and revised in November 1991, the Hillside Development Policies and Standards "are intended to balance the reasonable use and development of private property and the protection and preservation of the unique environmental setting of the Monrovia Hillsides." These policies and standards, which have been adopted as part of the General Plan, will be implemented in order to attain the following objectives:

1. Preservation of the natural character of the foothill area, taking special care to protect environmentally sensitive and valuable ecosystems.

2. Creation of an attractive rural hillside residential area while preserving the quality living environment of the larger neighborhood and community.

3. Balancing land use between low-density single-family residences and natural open space.

4. Creation of an attractive, semi-rural residential area while preserving existing amenities and natural features.

5. Provision of a safe environment for foothill residents and protection against property loss and damage.

6. Provision of adequate water, sewer, gas, telephone, and electric systems.

7. Provision of schools and recreational facilities with adequate capacity within a reasonable distance of foothill residents.

8. Provision of a network of neighborhood streets and trails throughout the foothill area.

9. Provision of a safe circulation system (streets and trails) that utilizes the emergency access system to integrate the system. The foothill street system shall be designed to avoid channeling traffic onto any single street system between Foothill Boulevard and the foothill area.

10. Development of planning studies incorporating the intent and purposes of these objectives, wherever significantly large parcels of land can and should be considered for development as comprehensive neighborhoods within a specific plan area.

11. Provision for the property owner to initiate the preparation of a specific plan for the purpose of developing a comprehensive neighborhood subdivision.

12. Participation of the Hillside Advisory Committee to insure compliance with the intent of the Hillside Development Policies and Standards.

13. Provision that any proposed project shall not be detrimental to the public health, safety, or welfare, or to properties or improvements in the vicinity.

In addition to the above objectives, the Hillside Development Policies and Standards contain design criteria and standards for achieving the objectives. Among other issues, the design criteria deal with the conservation of natural topography, architectural design, landscaping, vegetation, safety, and the preservation of visual resources. More detailed design standards provide specific implementation measures for subdivisions, grading, drainage, streets, trails, landscaping, slope maintenance, architecture, visual impact, and fire prevention.

The Hillside Development Policies and Standards will serve as the basis for the preparation of the Madison Avenue Specific Plan Area and the amendment of the Cloverleaf Specific Plan Area.

Job/Housing Balance

The term "job/housing balance" refers to the ideal condition in which a community has a relative match between employment and housing opportunities. This balance would enable most residents to find appropriate work in the community; or, conversely, enable most employees to find appropriated priced housing in the community in which they work. The most visible result of a job/housing balance would be less commuter traffic and shorter commuter trips.

A measure of the balance of an area's employment opportunities with the needs of its residents is through a job/housing balance test. The Regional Growth Management Plan (GMP) prepared by the Southern California Association of Governments (SCAG) (1989) divides Southern California into 24 subregions in order to evaluate job/housing balance. Monrovia is located in the East San Gabriel Valley subregion, which in 1984 had 1.03 jobs per 1.0 dwelling unit (= a job/housing ratio of 1.03).

According to the GMP, this subregion needs more employment opportunities relative to the growth in its housing stock; people who live in this subregion should have more opportunities to work in it as well. SCAG has projected an increase in the job/housing ratio to 1.10 by the year 2010.

Both the short-term and long-term policies of the Monrovia General Plan encourage increased employment opportunities consistent with the SCAG Growth Management Plan.

Land Use Element

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INTRODUCTION TO THE LAND USE ELEMENT

The Land Use Element is concerned with the physical development and appearance of Monrovia. This Element designates future land use patterns and specifies the appropriate density and intensity of development. The Land Use Element is the central element of the General Plan, and the goals and policies it contains have a common link to the other elements. The Land Use Policy Map provides a graphic depiction of the General Plan's development policies and indicates the land use designations for which relevant goals and policies have been developed.

PURPOSE OF THE LAND USE ELEMENT

The Land Use Element and the Land Use Policy Map represent the two most important components of the General Plan. Together these two parts of the Plan establish the overall policy direction for land use planning decisions in the City. The Land Use Policy Map displays graphically the location and distribution of various types of planned land use in Monrovia, whereas the element text describes the form these uses will take, as well as the programs the City will pursue to implement the land use goals.

Goals and policies set forth in the Land Use Element shape and reflect the policies and programs contained in the other General Plan elements. For example, the street system and circulation improvements described in the Circulation Element are designed to accommodate the intensity of use allowed by land use policy. In the Housing Element, the call for additional housing opportunities requires that an adequate amount of residential acreage be shown on the Land Use Policy Map.

The City intends to achieve a number of objectives through implementation of the goals and policies contained in this element. These objectives include:

- To attain a balanced mix of land use within the City, thereby providing residents with ready access to housing, employment, and commercial services;
- To work toward regional jobs/housing balance goals;
- To encourage private investment in the City;
- To ensure that residents from all income levels have access to decent, affordable housing;
- To revitalize specific areas of the City which could benefit from public and private redevelopment efforts;
- To create a City environment which makes Monrovia a pleasant place to live, work, shop, and do business; and
- To ensure development in Monrovia is sensitive to the City's existing architectural and natural/open space resources.

RELATED PLANS, PROGRAMS, AND OTHER PUBLIC POLICIES

The scope and content of the Land Use Element are primarily governed by the State of California *General Plan Guidelines* and the *Planning, Zoning, and Development Laws* for the State. In addition, other plans, programs, and public policies are considered in the formulation, adoption, and implementation of land use policy. Relevant plans and programs are described below.

City Ordinances

The Zoning Ordinance, Title 17 of the City's Municipal Code provides additional development and performance standards for development of land uses and related activities. The City intends to adopt a revised Title 17, following adoption of this General Plan. The revised Zoning Ordinance will include the creation of additional zoning categories to correspond to the Land Use Element's land use designations. The revised Zoning Ordinance will serve as the primary implementation tool for the Land Use Element and the goals and policies it contains. A revised Zoning Map, consistent with the General Plan Land Use Policy Map, will also be adopted to identify the zoning categories applied to each parcel of land within the City. Together, the Zoning Ordinance and Map are used to identify the specific types of use, intensity, and development standards applicable to given parcels or areas of land.

Regional Plans

The Southern California Association of Governments (SCAG) is responsible for much of the regional planning in Southern California. SCAG has been preparing long-range growth and development plans for the Southern California region since the early 1970s as part of the ongoing Development Guide Program. This program provides a framework for coordinating local and regional decisions regarding future growth and development. An important component of this process is the preparation of growth forecast policies at intervals ranging from three to five years.

The adopted growth forecast policies become the basis for SCAG's functional plans (transportation, housing, air, and water) for the region. The population totals and growth distribution are used in planning the future capacity of highways and transit systems, quantity and location of housing, water supply, and siting and sizing of sewage treatment systems.

The most recent SCAG Growth Management Plan (adopted February 1989) forecasts a population increase of approximately 45 percent from the years 1984 to 2010 for the East San Gabriel Valley Subregion.

From 1984 to 2010, population in the subregion is expected to increase from approximately 739,300 to 1071,500 for an increase of 332,200 (45 percent). Within the same time period, total subregional employment is forecasted to increase from approximately 239,300 to 391,600 for an increase of almost 152,300 (64 percent). The year 2010 housing forecast for the subregion is 355,100, which is an addition of approximately 122,100 dwelling units, or almost 52 percent, over the

1984 level.

In order to ensure the provision of housing for all income types distributed throughout the region, SCAG developed the Regional Housing Needs Assessment (RHNA). The RHNA allocates a certain number of housing units by income category for each jurisdiction. These units are anticipated to be built between 1989 and 1994. The City of Monrovia has been allocated an additional 927 housing units. The Housing Element provides a description of the RHNA, as well as recommendations for its implementation.

Another regional plan that will affect the future of Monrovia is the South Coast Air Basin Air Quality Management Plan (AQMP), which was adopted on August 15, 1989 by the California Air Resources Board (CARB). This plan includes several specific measures regarding vehicle trip reduction and traffic flow improvement to meet its goals of reducing vehicle-related emissions.

The Los Angeles County Transportation Commission (LACTC) has a master plan for a Metro Rail mass transit system for the Los Angeles Basin. The plan includes a proposed light-rail transit line connecting Monrovia with the City of Los Angeles and other cities in the region.

All counties which include an urbanized area (i.e. areas with a population of more than 50,000), including Los Angeles County, are required to prepare and implement a Congestion Management Program (CMP). This program must include level of service standards for roadways, standards for public transit, a trip reduction and travel demand element, and a capital improvement program. The CMP is discussed in more detail in the Circulation Element.

The Land Use Element must anticipate, and be compatible with, the above-mentioned regional plans.

SCOPE AND CONTENT OF THE ELEMENT

The Land Use Element consists of both text and diagrams. The following section of this Element titled "Land Use Element Goals and Policies" presents the City's general goals and policies for the long-term growth and development of the community. These goals are defined further in the third section, the "Land Use Plan." The Land Use Plan consists of: 1) the General Plan Land Use Policy Map; 2) land use policy considerations; 3) the descriptions of land use designations indicated on the policy map; and 4) a discussion of the implications of the Land Use Plan.

LAND USE ELEMENT ISSUES, GOALS AND POLICIES

The goals and policies contained in this Element have been developed in response to issues identified as part of the extensive background research conducted for the General Plan, as well as issues identified by City staff, the Planning Commission, City Council, and City residents as reflected in the community survey and neighborhood meetings. These goals and policies address preservation of major areas of the City, revitalization of selected areas, and guidance of new development. The Land Use Element goals and policies focus on maintaining a balance between residential, commercial, and industrial land use, promoting high-quality development, and minimizing existing and potential land use conflicts.

COORDINATED DEVELOPMENT STANDARDS

Development goals and policies should be established that create and maintain an attractive and functional environment. These goals and policies include provision for a mix of land uses; refinement of existing standards; evaluation of existing density; and assurance that adequate infrastructure is available before approving additional development.

GOAL 1: Provide for a mix of land uses (residential, commercial, industrial) which provides a balanced community.

Policy 1.1: Establish population density standards for all land use categories.

Policy 1.2: Refine standards for building intensity on an ongoing basis, including standards for lot coverage, setbacks, public and private open space, landscaping, maximum dwellings per acre, floor area ratios, and height restrictions.

Policy 1.3: Establish maximum development intensities (i.e. dwelling unit densities for residential uses, and floor area ratios (FARs) for non-residential uses) for each land use category.

Policy 1.4: Encourage the location of new high density residential development in close proximity (i.e., within walking distance) of the downtown, other major retail commercial areas, and/or transit facilities.

Policy 1.5: Allow the development of mixed use projects consisting of residential, retail, and office uses along existing and future transit corridors such as Duarte Road.

Policy 1.6: Promote a variety of housing types ranging in size, density, and price.

Policy 1.7: Provide for location of commercial uses offering goods or services necessary to support office, industrial, and research and

development uses.

Policy 1.8: Conduct a survey of the available literature on the relationship between population and neighborhood commercial market areas to determine the amount of land that should be designated for neighborhood commercial uses.

Policy 1.9: Develop higher density residential areas in close proximity to employment centers.

Policy 1.10: Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities to support the city's business community and to satisfy the demands of the City's resident population.

Policy 1.11: Encourage large employers, the Chamber of Commerce, and major commercial and industrial developers to inform the City of new employment opportunities in the City, so that the City can encourage housing developers to match income levels of jobs created to the types of housing available.

Policy 1.12: Develop residential areas with densities and housing types related to existing and proposed public facilities and services.

Policy 1.13: Consider the potential impact on housing opportunities when reviewing petitions to rezone properties from residential to non-residential.

GOAL 2: Provide adequate infrastructure for all development.

Policy 2.1: Assure that land use intensities are consistent with the capacities of existing and planned infrastructure and public services.

Policy 2.2: Encourage the coordination of new development with the provision of adequate schools.

Policy 2.3: Require that new development pay its pro rata share of the costs of services required to support that development.

Policy 2.4: Explore the feasibility of providing land or in lieu fees for park or recreational facilities.

Policy 2.5: Where appropriate, require developers to pay the cost of studies needed to determine infrastructure capacity in conjunction with a proposed project.

GOAL 3: Preserve the integrity of residential neighborhoods.

Policy 3.1: Assure adequate on-site parking for all residential developments.

Policy 3.2: Where feasible, preserve the integrity of a block frontage by providing alley access where alleys can support the traffic.

Policy 3.3: Blend new Medium and High Density development with existing neighborhoods by encouraging Planned Unit Developments (PUD).

Policy 3.4: Evaluate neighborhoods designated Medium Density and High Residential that are developed at a lower density use for the appropriateness of a change to a lower density designation.

Policy 3.5: Provide for landscaping on vacant undeveloped lots to preserve the quality of neighborhoods.

GOAL 4: Promote land use patterns and development which contribute to community and neighborhood identity.

Policy 4.1: Require new developments in established neighborhoods to consider the established architectural styles, development patterns, building materials, and scale of buildings within the vicinity of the proposed project.

Policy 4.2: Require all new development to consider existing uses in terms of neighborhood disruption, buffering, architectural styles, building materials, development patterns, and scale of buildings within the vicinity of the proposed project.

LAND USE COMPATIBILITY

Land use compatibility is an issue that impacts residential, commercial, and industrial areas. The potential for incompatibility between single-family and multiple-family uses, light and heavy industrial uses, proximity of residences to freeway noise, and segregation of residential uses from non-residential uses are land use compatibility issues that can be addressed by the following goals and policies.

GOAL 5: Encourage new development that is compatible with and complements existing land uses.

Policy 5.1: Consider the impacts of new development on infrastructure.

Policy 5.2: Include the Railroad Avenue area in a Planned Development Area in order to address the compatibility between existing residential and industrial uses and the relationship between this area and the potential future rail station.

Policy 5.3: Provide land use categories that distinguish adequately between commercial and industrial uses with different functions and impacts in order to provide adequate separation of these uses.

GOAL 6: Reduce the impact of noise on residential uses.

Policy 6.1: Residences constructed near the Foothill freeway (210 Freeway) or near the railroad tracks shall be designed to reduce the intrusion of sound into the dwelling.

Policy 6.2: Assess the impacts of freeway noise upon existing and possible future residential uses and develop a strategy for any needed noise attenuation.

Policy 6.3: Assess the impacts of railroad track noise upon existing and possible future residential uses and develop a strategy for any needed noise attenuation.

Policy 6.4: Evaluate the location of new industrial uses on residential uses. Require noise reduction strategies for industrial uses such as block walls, restricting hours of operation, and other measures as appropriate.

Policy 6.5: Evaluate the location of new commercial uses on residential uses. Require noise reduction strategies for commercial uses such as block walls, restricted hours of operation, and other measures as appropriate.

REVITALIZATION AND RECYCLING OF EXISTING COMMERCIAL/ INDUSTRIAL AREAS

Over time, circumstances in the City change, making it necessary to develop new goals and policies to take into account the changing circumstances. For example, goals and policies should address the Railroad and Pomona avenues area to take maximum advantage of light rail. New office and commercial uses by the 210 freeway should be designed and oriented to take advantage of this location. The following goals and policies address changing circumstances for office, commercial and industrial uses.

GOAL 7: Provide for the revitalization of deteriorating land uses and properties.

Policy 7.1: Encourage and continue the use of redevelopment activities, including the provision of incentives for private development, joint public-private partnerships, and public improvements, in those redevelopment areas designated in Monrovia.

Policy 7.2: Promote vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance and parking enforcement.

Policy 7.3: Provide low-interest loans, administrative and design assistance to eligible commercial properties for rehabilitation.

Policy 7.4: Create design guidelines for all Myrtle Avenue facing properties between Olive and the Foothill Freeway (210 Freeway).

Policy 7.6: Consider appropriate future uses in the vicinity of the Santa Fe Depot, including uses in the Railroad and Pomona avenues area, that will take maximum advantage of access to light rail. Such uses may include high density residential, office, retail commercial, and research and development uses.

Policy 7.7: Encourage future commercial land uses along West Huntington Drive that are compatible with the newer, subregional commercial uses that have been recently developed in the area.

Policy 7.8: Encourage the location of clean industrial uses in the City and more aesthetic design solutions to traditional industrial uses.

Policy 7.9: Consider incorporating all or portions of East Duarte Road into the Redevelopment Project Area.

Policy 7.10: Encourage the development of light industrial, offices, and warehouses on Myrtle Avenue between Duarte Road and the southern city limits. Preserve homes on Novice Lane until the remaining portion of the block transitions to industrial.

Policy 7.11: Review and update as needed development guidelines for all

the Planned Development areas to guide their future growth.

ECONOMIC EXPANSION

A recent market study prepared for the City indicated a demand for between 100,00 and 125,000 square feet of office space per year through 1995; an increasing demand for "FIRE" (finance, insurance and real estate) Services industries; a strong demand for cleaner research and development type businesses supported by amenities such as hotels and restaurants; and, a strong demand for discount apparel retailers, music/record stores, fabric stores, sporting goods, and arts and crafts. The following goals and policies are intended to encourage economic expansion in Monrovia.

GOAL 8: Promote expansion of the City's economic base.

Policy 8.1: Attempt to capture a portion of the region's demand for service industries, research and development type businesses, office space and regional retailers through redevelopment incentives and land use regulatory incentives.

Policy 8.2: Use access to rail transit to promote new office, retail, and service-type uses in the City.

Policy 8.3: Encourage regional uses such as large retailers, hotels and restaurants on West Huntington Drive.

Policy 8.4: Support and strengthen the economic vitality of the auto mall, by discouraging new dealerships anywhere else in the City.

Policy 8.5: Provide for mix of housing, commercial and industrial uses to encourage jobs/housing balance.

Policy 8.6: Pursue implementation of redevelopment plans for adopted project areas.

Policy 8.7: Work closely with the regional consortium to attract new businesses to the city.

Policy 8.8: Develop an economic strategy to attract new businesses to the city.

Policy 8.9: Develop a fast track review and application process for new businesses or expansion of existing businesses.

Policy 8.10: Develop appropriate public relations information that highlight the city's positive aspects. This information will be made available to potential new businesses.

PRESERVATION OF CHARACTER OF RESIDENTIAL NEIGHBORHOODS AND HISTORIC AREAS

Monrovia's establishment was the product of the real estate boom of the 1880s that set the stage for the enormous growth patterns for the Los Angeles area. Incorporated in 1887 by a group of investors lead by William Newton Monroe, Monrovia is the fourth oldest city in the county. The distinction of the city's built environmental today is the product of Monrovia's early days.

Historic preservation is desired in Monrovia to ensure the maintenance and continuation of the many important and notable structures that create the unique sense of place that defines Monrovia. Historic preservation is an integral part of land use planning that can have other benefits as well such as: affordable housing; revitalization of neighborhoods; diversification of housing opportunities; increase in economic incentive to rehabilitate housing; and conservation of resources.

Numerous historic residences from the turn of the century lend charm and character to Monrovia. In addition, survey results indicate many residents value the small-town historic atmosphere of Myrtle Avenue and feel that it should be maintained. The following goals and policies address historic resources in Monrovia.

GOAL 9: Preserve the character of existing neighborhoods and historic residences.

Policy 9.1: Develop and adopt a historic preservation ordinance to establish regulations and incentives for designating, preserving, safeguarding historic structures and creating historic districts in the City.

Policy 9.2: Facilitate the use of State and Federal funds for the preservation of historic buildings by seeking to qualify as a certified historic local government.

Policy 9.3: Reevaluate development standards in single family and multi-family residential districts, including setbacks, height, density, and required open space, in order to ensure that new development is compatible with the scale and character of existing development.

Policy 9.4: Continue to refine design guidelines for new multiple-family residential development in order to promote consistency and compatibility with the City's older development.

Policy 9.5: Study the feasibility of restoring the Santa Fe Depot, preferably as a facility open to the public. (e.g. rail station, restaurant, shopping facility).

Policy 9.6: Encourage the continued effort in the downtown to preserve its historic quality. New development shall be designed in harmony with existing buildings.

Policy 9.7: Through the existing Planned Development (PD) designations control the architecture and site design of residential developments for compatibility with the existing neighborhood.

Policy 9.8: Continue the street tree and sidewalk pattern in new development where Medium Density and PD neighborhoods have an established street tree and sidewalk pattern.

Policy 9.9: Conduct a Citywide survey and prepare a citywide inventory of potentially historic structures. Consult with interested local organizations and individuals to identify sites and structures of historic significance.

Policy 9.10: Assist and encourage other public agencies or private organizations in the purchase and/or relocation of sites, buildings, and structures that have been identified as historically significant that are in danger of demolition or alterations that could jeopardize their status as historic resources.

Policy 9.11: Consider the adoption of special development standards for properties surrounding identified historic sites and structures to ensure compatibility of new development with the old. Such development standards could include requirement of a Conditional Use Permit for development of properties surrounding identified historic sites and structures.

Policy 9.12: Consider providing restoration assistance to owners of historic sites and/or structures in return for agreements or deed restrictions prohibiting their destruction or alteration inconsistent with their historic character.

ENVIRONMENTAL SENSITIVITY

The foothills are an important natural resource to the City which should be protected. In other parts of Monrovia, open space is needed, and some streets lack parkway trees. The following goals and policies address the foothills, open space and tree planting in the City of Monrovia.

GOAL 10: Ensure that new development is sensitive to the City's natural and open space resources and constraints

Policy 10.1: Adhere to the ~~Hillside Development Policies and Standards~~ designed to regulate development in the foothills so as to maximize preservation of open space and ridgelines and minimize disruption of plant and animal life.

Policy 10.2: Develop a tree-planting program to provide trees in all unplanted parkways throughout the City.

Policy 10.3: Study the need for additional on site open space in new multi-family development.

Policy 10.4: Encourage public parks within a reasonable distance of residences. The concept of neighborhood parks should be explored in the

recreation element of the General Plan.

Policy 10.5: Prevent location of major population centers, other than open space or agricultural uses, near any known or suspected earthquake faults, or in potential flood hazard or landslide areas.

Policy 10.6: Encourage the conservation of water and energy resources in order to reduce the need for expansion of water reservoirs and distribution facilities as well as energy generating plants and distribution facilities.

Policy 10.7: Require, where feasible, additional hiking trails and horse trails along washes and in the hillsides.

Policy 10.8: Develop landscape guidelines to preserve existing trees and maximize new tree planting in new developments.

Policy 10.9: Require water efficient landscaping in regard to plant selection and irrigation.

Policy 10.10: Review existing bike routes and determine the need for additional routes.

Policy 10.11: Consider establishing landscape design criteria/guidelines that require the exclusive use of native California and drought resistant vegetation in all proposed developments.

Policy 10.12: Refine the City-wide, voluntary, single-family residential curbside recycling/yard waste collection program by further formulating education/information efforts and other ways to reduce residential solid waste.

Policy 10.13: Develop a commercial and industrial recycling/waste diversion program. The program shall be designed to: 1) Provide an incentive to recycle as much as possible and achieve maximum waste diversion, 2) Provide a recycling service charged on a variable rate basis, i.e. container size, frequency of service, material separation needs (commingled or separated), and special requirements.

Policy 10.14: Consider the issue of noise on the existing and future environment when planning the location of residential areas and other noise sensitive land uses in Monrovia.

Policy 10.15: Continue to implement the Oak Tree Preservation Ordinance (Section 16.48, Monrovia Municipal Code), which provides for preservation of oak trees over ten inches in diameter.

GOAL 11: The City of Monrovia shall provide its residents with a high quality urban environment through the development and conservation of resources such as land, water, minerals, wildlife, and vegetation.

Policy 11.1: Require major commercial and industrial development and redevelopment projects to integrate open space uses (such as plazas, courtyards, and landscaped areas) into each project.

Policy 11.2: Review existing park dedication and park and recreation fee schedules and policies to provide adequate facilities.

Policy 11.3: Study the feasibility of prohibiting development in areas identified or designated as significant habitat areas and restoring such areas to their original state.

Policy 11.4: Consider requiring that proposed development integrate existing mature landscaping into the site plan.

GOAL 12: Expand recreational and park use opportunities.

Policy 12.1: Explore means to acquire additional parkland, especially south of Huntington Drive, by purchase or lease.

Policy 12.2: Maintain or increase multiple-family residential recreation space development standards as a supplement to park space.

Policy 12.3: Explore development of joint use of school district properties for park and recreation use.

COMMERCIAL/INDUSTRIAL DESIGN QUALITY

Monrovia should provide its citizens with an attractive urban environment through the encouragement of the high quality design of commercial and industrial development. The following goals and policies address commercial and industrial design quality.

GOAL 13: Promote high quality design in all new commercial and industrial development.

Policy 13.1: Review design guidelines and require design review for all commercial and industrial areas. These guidelines should address architecture, access, setbacks, building articulation, materials, landscaping, pedestrian amenities, and linkages with nearby activity centers.

Policy 13.2: Discourage strip commercial development including mini-malls especially by clustering uses, encouraging placement of parking to the rear of buildings and requiring landscaping.

Policy 13.3: In commercial and industrial areas designated Planned Development, develop architectural, site design, and landscape guidelines.

Policy 13.4: Encourage increased landscaped setbacks by using a portion

of city parkway as determined by the Public Works Department.

Policy 13.5: Encourage "pedestrian friendly" office and retail commercial uses.

Policy 13.6: Encourage strict sign control for new development.

Policy 13.7: In specified zones permitting outside storage, an aesthetic combination of decorative block wall and landscaping should be required.

PUBLIC PARTICIPATION

The public is encouraged to participate in development and policy decisions that shape the City. The following goals and policies are designed to encourage public participation in Monrovia.

GOAL 14: Maximize public participation in the planning and development review process.

Policy 14.1: Utilize existing neighborhood groups such as homeowner associations and neighborhood watch, and organizations such as the Chamber of Commerce and the Downtown Merchants to disseminate information about planning and development proposals.

Policy 14.2: Continue to provide timely, straightforward noticing of all hearings and meetings on planning and development proposals.

Policy 14.3: Consider utilizing videos to disseminate information to the public about the planning and development review process as well as special planning projects.

Policy 14.4: Use cable KGEM to inform citizens about planning activities.

Policy 14.5: Use neighborhood meetings and community forums to solicit public participation.

Policy 14.6: Use multimedia methods to inform the public about planning activities such as video presentations, posters, banners, and a speakers bureau.

Policy 14.7: Where appropriate, establish citizen advisory committees to resolve issues facing the city.

CONSISTENCY WITH OTHER ELEMENTS

The Land Use Element is the key element of the General Plan. Land Use goals and policies direct circulation and housing goals, policies and programs. The following goals and policies ensure that all General Plan elements are consistent with each other.

GOAL 15: Ensure consistency with goals and policies of other elements of the general plan.

Policy 15.1: Ensure sufficient residential development potential in the City to accommodate future housing needs.

Policy 15.2: Coordinate the planning of future residential and employment corridors and/or centers with transportation and transit facilities.

Policy 15.3: Development shall provide adequate open space, parks and recreational facilities as defined by City Council goals and direction and the Recreation/Open Space Element.

Policy 15.4: Provide for adequate infrastructure such as sewer, street and water capacity as defined by City Council goals and direction and the Public Services/ Conservation Element.

Policy 15.5: Provide for adequate schools as multiple-family residential areas build out.

Policy 15.6: Coordinate historic preservation with City Council goals and direction and the Seismic Safety Element.

THE LAND USE PLAN

The Land Use Element describes the location and extent of future development in Monrovia and identifies standards for that development. The geographic locations of land uses are presented on the Land Use Policy Map which is a part of this Element. The Element focuses on specific characteristics of the City:

1) Existing development within the City and its long-term maintenance and preservation;

2) Revitalization or redevelopment of existing development within the City where rehabilitation is necessary and/or desired; and

3) Vacant parcels available for new development.

LAND USE POLICY CONSIDERATIONS

Monrovia is one of the oldest cities in Los Angeles County, and its basic pattern of development is well established. Little vacant land suitable for development is available. Therefore, future development, like current development patterns, will involve either the intensification of already existing uses or recycling to similar uses. Growth issues in Monrovia revolve around the questions of where and to what extent growth should be allowed and where it should be encouraged to occur.

The following land use issues have been identified based upon neighborhood meetings, a community survey, discussions with City staff, and background research performed by the consulting team. The land use goals and policies are intended to address these issues in Monrovia. Key land use issues are summarized below.

- **Development Standards:** All new development should bear the full cost of providing additional services necessary to serve that development, including fire, police, schools, parks, and infrastructure in order to ensure that service levels are adequate. There is a need to prepare an impact analysis on a cumulative basis.

- **Land Use Compatibility:** There may be a need for greater separation between commercial uses. For example, the General Commercial land use category may not provide for adequate separation between larger, regional retail uses and local-serving retail uses.

- In the Railroad and Pomona avenues area, established residential uses by the freeway are adjacent the older, intensely developed heavy industrial uses immediately to the south. As the industrial uses recycle, consideration should be given to compatibility with residential uses. Also, consideration should be given to this area's proximity to the Santa Fe Depot site and a possible future light rail station.

- **Revitalization and Recycling of Existing Commercial/Industrial Areas:**

- **Public Participation:** Expand citizen participation in the public review process.

- **Natural Constraints:** The City of Monrovia is traversed by an Alquist-Priolo Special Studies Zone, which means there is an active earthquake fault that traverses the City (the Raymond Hill Fault). Cities which have Alquist-Priolo zones must regulate certain development projects within the zones.

- Portions of Monrovia are also exposed to hazards associated with hillside development, such as wildfires and landslides. An Environmental Impact Report has been prepared as part of this General Plan Update, and details existing environmental and physical constraints in the City.

- **Jurisdictional Constraints:** Monrovia is constrained by its jurisdictional boundaries as well. That is, the City can only regulate land uses within its borders.

Through the use of text and diagrams, the Land Use Element establishes clear and logical patterns of land use as well as standards for future development. An important feature of this Element is the Land Use Policy Map. This map, a copy of which is contained in the last section of the Element, indicates the location, density, and intensity of development for all land uses citywide. Finally, the goals and policies contained in this Element establish a constitutional framework for future land use planning and decision making in Monrovia.

LAND USE DESIGNATIONS

Land use designations are necessary to identify the type of development that is allowed in a given location. While terms like "residential," "commercial," and "industrial" are generally understood, State general plan law requires a clear and concise description of the land use categories shown on the land use policy map.

The City of Monrovia Land Use Element provides for 16 land use designations. Five of these designations are established for residential development, ranging from very low-density to high-density development. Four commercial, one industrial, four open space designations, one community facilities category, and one designation for planned development are part of the land use plan.

Land Use Intensity/Density

The land use designations, or categories, in this Element are described in terms of intensity and density as required by State law. The term "intensity" refers to the physical characteristics of a building - such as height, bulk, floor-area ratio and/or percent of lot coverage - and the building's proportional relationship to the land on which it is situated.

Intensity is most often used to describe non-residential development levels, but in a broader sense, is used to express overall levels of all development types within a planning area.

For most non-residential development categories (e.g., commercial and industrial), the measure of intensity known as "floor-area ratio" (FAR) provides the most convenient method of describing development levels. Simply stated, the floor- area ratio is the relationship of total gross floor area of all buildings on a lot to the total land area of that lot. For example, a 21,780 square-foot building on a 43,560 square-foot lot (one acre) yields an FAR of 0.5:1 (21,780 ÷ 43,560 = 0.5). A 0.5:1 FAR can yield a building of one story in height covering one-half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building.

The term "density," in a land use context, is a measure of the population or residential development capacity of the land. Density is explained either in terms of number of dwelling units per acre (du/ac) or persons per acre and is usually described as a range (e.g., 4-7 du/ac) or maximum (e.g., up to 8.7 du/ac). For example, the density of a residential development of 100 dwelling units occupying 20 acres of land is 5.0 du/ac.

Floor-area ratio often is used in calculations of development potential because the ratio can be applied more uniformly citywide than can other factors; however, FAR typically is not the variable analyzed in the evaluation of maximum allowable building intensity for a particular parcel of land. Variables analyzed may include parking and loading requirements, setbacks, fire department emergency access, height limits, and other factors applied directly to the project site. The application of such factors usually precludes the development of a site at maximum allowable FAR.

Floor-area ratio can be applied in two ways: 1) as a maximum allowable intensity on a parcel of land, and 2) as an overall level of development on a citywide basis (average intensity), accounting for the fact that not every parcel will be developed at maximum intensity. In accordance with State general plan law, this Land Use Element and the Land Use Policy Map provide the maximum density/intensity permitted on a parcel of land within a given land use designation. Table LU-1 lists each of the land use designations for the City and provides its corresponding measure of maximum density/intensity.

In order to forecast the probable changes in commercial and industrial land uses citywide in Monrovia under General Plan land use policy, an average density/intensity has been estimated based on existing development, vacant parcels available for new commercial and industrial development (approximately 38 acres), and the site-specific factors discussed above. Table LU-1 includes the average dwelling unit densities and commercial and industrial FARs used to forecast General Plan buildout in Monrovia.

Therefore, the average citywide residential density corresponds with the maximum development density to best forecast residential buildout.

Land use designation descriptions, shown on the Land Use Policy Map (Figure LU-1), identify the general types of uses allowed and their corresponding maximum densities or intensities. These use descriptions will be defined further as specific uses within the City's Zoning Ordinance.

TABLE LU-1
LAND USE DESIGNATIONS

(Amended Reso 2000-16)

LAND USE DESIGNATIONS	MAXIMUM DEVELOPMENT DENSITY/INTENSITY (a)
RESIDENTIAL	
Foothill Residential	Up to 1 du/ac (b)
Residential Estate	Up to 2 du/ac
Low-Density Residential	Up to 5.8 du/ac
Medium-Density Residential	Up to 17.4 du/ac
High-Density Residential	Up to 54 du/ac (e)
COMMERCIAL	
Neighborhood Commercial	0.5:1 FAR (c)
Historic Downtown Commercial	
Commercial-Regional/Subregional	2:1 FAR
Office/Research and Development	0.75:1 FAR
Business Enterprise	
MANUFACTURING	0.75:1 FAR
OPEN SPACE DESIGNATIONS	
Hillside Wilderness Preserve	NA
Hillside Recreation	NA
Angeles National Forest	NA
PLANNED DEVELOPMENT	
Low-Density Residential Medium-Density	Up to 5.8 du/ac
Residential Commercial/Industrial	Up to 17.4 du/ac
	0.75:1 FAR
COMMUNITY FACILITIES DESIGNATIONS	(d)
Public/Quasi Public	
Recreation	NA

(a) Maximum allowable development on a parcel of land.
(b) du/ac = dwelling units per acre. Fractions take into account typical residential lot sizes in Monrovia.
(c) FAR = floor-area ratio. See Figure LU-2 in Land Use Element.
(d) Due to the site-specific nature of this type of development, maximum and average development intensities have not been assigned.
(e) Although up to 54 dwelling units per acre is the maximum allowable density for this land use designation, the actual average density of high density residential developments has been 19.4 du/ac.

Figure LU-1 General Plan Land Use Policy Map

Residential Designations *(Amended Reso 2000-16)*

Residential Foothill (RF): Areas designated with this use classification generally have relatively steep slopes or are environmentally sensitive, allowing residential development at only very low densities. This designation allows the construction of a maximum of one dwelling unit per acre of land.

Residential Estate (RE): The Estate Residential land use classification allows for large lot single-family dwellings. This designation allows for 2 dwelling units per acre of land.

Low Density Residential (RL): This land use classification is intended for application to areas that are or are to be developed primarily with single family dwellings. This designation allows for the construction of a maximum of 5.8 dwelling units per acre of land. Other uses such as parks, schools, and churches which are determined to be compatible with, and oriented toward serving the needs of low density detached single family neighborhoods shall also be allowed.

Medium Density Residential (RM): This land use classification permits low density multiple family structures such as apartments and condominiums at a maximum density of 17.4 dwelling units per acre of land. This designation will be applied to areas that are now primarily a mixture of single family dwellings, duplexes and small, low density apartment and condominium complexes. Other uses, such as churches, schools, and parks, which are determined to be compatible with and oriented toward serving the needs of low to medium density detached and attached single family neighborhoods, shall also be allowed.

High Density Residential (RH): This land use classification is intended primarily for application where moderately high density multiple family structures are existing or planned. This designation allows for the construction of a maximum of 54 dwelling units per acre of land. However, in actual practice, the average density for this land use designation is 19.4 dwelling units per acre. Other uses, such as churches, schools, and parks which are determined to be compatible with and oriented toward serving the needs of medium and higher density neighborhoods shall also be allowed.

Commercial/Industrial Designations

Neighborhood Commercial (NC): The Neighborhood Commercial designation includes smaller-scale business activities which generally provide a retailing or service-oriented function. Neighborhood commercial uses serve the needs of local residents who live nearby. Typical business uses include food and drug stores, clothing stores, professional and business offices, restaurants and hardware stores, restaurants and specialty retail. Neighborhood commercial projects typically occur on less than 5 acres of land and include 25,000 square feet or less of building floor area. The maximum intensity of development is a floor

area ratio of 0.5:1.

Historic Downtown Commercial (HC-D): This land use classification is intended for application to the City's downtown shopping area along Myrtle Avenue between Olive Avenue and Foothill Boulevard. One of the main purposes of this designation is to preserve the historic role of the commercial downtown. Well-designed, pedestrian-oriented commercial uses, such as small shops, banks, and restaurants are permitted by this land use classification on the ground floor. Office uses are allowed on the second floor. Large undivided single owner buildings can be reviewed for the possibility of office use. Maximum intensity of development is a floor area ratio of 2:1.

Commercial-Regional/Sub-regional (C-R/S): This designation is intended for large-scale retail, entertainment, hotels, and office facilities serving both the local and subregional markets. The maximum intensity of development is a floor area ration of 0.75:1.

Office/Research and Development/Light Manufacturing (O/RD/LM): This land use classification is intended to encourage high quality development of office, research and development uses, and support uses. Support uses may include restaurants, health clubs, and banks. The maximum floor area ratio for this designation is 0.75:1.

Business Enterprise (BE): The Business Enterprise designation is intended to provide the proper environment to foster new development. This classification is designed for those areas where new development is strongly encouraged. This classification may permit a variety of uses including: office, R&D, and light industrial uses. These uses shall be permitted if 1) they do not cause or produce a nuisance to adjacent sites; 2) they are performed or carried out entirely within an enclosed building that meets high quality building design, site layout and landscape standards, and will harmonize with other surrounding land uses.

Manufacturing: This designation allows for light and heavy manufacturing. The maximum intensity of development is a floor area ratio of 0.75:1.

Open Space Designations *(Amended Reso 2000-16)*

Hillside Wilderness Preserve: This classification is designated for preserving open space left in its natural stae; open space with hiking and riding trails, utility easements and reservoirs; and, parks and recreational facilities such as Canyon Park and Trask Boy Scout Camp. The Hillside Wilderness Preserve designation is only assigned to land owned by or conveyed to a public agency, a Public Trust or Conservancy, an organization such as the Boy Scouts of America, and for lands with irrevocable offers to dedicate to the City.

Hillside Recreation: This classification is designated for public wilderness parks and private recreational camp facilities. Recreational uses such as hiking and riding trails, nature centers, educational and incidental facilities associated with outdoor recreation are permitted. Monrovia Canyon Park, Arcadia Wilderness Park, and Trask Boy Scout Camp are currently within this designation.

(amended Reso 2000-16

Community Facility Designations

Recreation: This designation is intended for City-owned areas used for public parks and other public recreational facilities.

Angeles National Forest: This designation is for the Angeles National Forest, which is located in the northern portion of the City.

Public/Quasi Public (P/QP): This land use classification is intended for application to all public uses such as schools, and government offices and facilities as well as quasi-governmental offices and facilities such as those for the telephone company and other utilities.

Planned Development Designation

Planned Development (PD): Each of the areas receiving this classification is unique in character. For example, it could be a residential area with a historic flavor, an area developed with a mixture of uses or an area in need of improvement. Some of these areas are suitable for more than one type of land use. Where this is the case, no specific land use classification is applied. In other areas, a specific land use classification is applied. In both types of areas, development will be subject to City review and approval, in order to preserve the orderly development of the area and promote needed area improvements. Each PD area in the City is described below, along with development guidelines for each. Planned Development Areas are shown in Figure LU-2.

PLANNED DEVELOPMENT AREAS

This section provides a description of the Planned Development (PD) areas in Monrovia. These areas have special development guidelines, since they contain a mixture of land uses and/or conditions that call for special review of proposed developments. A list of the PD areas is provided below. The location of each PD area is indicated on Figure LU-2.

Planned Development Areas *(amended Reso 2001-)*

PD Area 1 Mountain View/Ocean View/Valley View Area

PD Area 2 East Foothill Blvd./Wildrose Area

PD Area 3 West Huntington Office/Business Area

PD Area 4 Highway Esplanade/Parker Neighborhood

PD Area 5 Downtown East of Myrtle Avenue

PD Area 6 Royal Oaks Drive

PD Area 7 Area Northeast of Huntington/Mountain

PD Area 8 West Huntington Drive/Southside

PD Area 9 California Residential Between Cypress and Central

PD Area 10 Auto Center

PD Area 11 Diamond St./El Dorado/Encino/Alamitas

PD Area 12 A & B Santa Fe Depot/Railroad Avenue

PD Area 13 California to Mountain/Manufacturing Area

PD Area 14 El Norte Avenue

PD Area 15 Peck Road/Duarte Road Intersection

PD Area 16 Peck Road/Myrtle Avenue Intersection

PD Area 17 El Sur, Atara St. Area

PD Area 18 Jeffries at Peck Road

PD Area 19 Novice Lane Area

PD Area 20 Valley Circle Area

PD Area 21 Peck Road Specific Plan

PD Area 22 Peck Road Dump Site

PD Area 23 Walnut/Royal Oaks Area

Figure LU-2

AREA PD-1 - Mountain View/Ocean View/Valley View Area: This residential area represents predominantly single-family development on larger than the average sized lot. Most of the lots are 50' x 200' (10,000 square feet) and several are improved with older period homes. These homes are well-maintained, mostly Craftsman and Mediterranean Spanish style, and add to the overall ambience of the area. In addition, there are also several very mature oak trees throughout the neighborhood.

The following development guidelines apply to Planned Development Area 1:

1. A density of one unit per 4,000 square feet of land area, and a F.A.R. of 35 percent shall be allowed.

2. The front yard setback should be the average setback of the block but shall be no less than the minimum permitted by the Zoning Ordinance.

3. Oak trees 6" in diameter or greater shall not be removed without the permission of the Planning Commission and shall be located on all site plans submitted.

4. A licensed arborist shall be required when new development occurs adjacent to oak trees to evaluate the potential impact on the oak trees and recommend appropriate measures for adequate protection. No permanent construction shall occur within the drip line of oak trees.

5. If a new unit(s) is added to an already improved property, the new construction shall be architecturally compatible with the residence(s) on the lot. This review shall include, but not be limited to: siding, roof pitch and overhang, window sizes and shapes, and predominant architectural details, such as porches, cornices, and bay windows.

6. New residential construction on unimproved lots shall be reviewed for architectural compatibility with adjacent residential properties.

7. The building profile of every new residence shall be reviewed individually to determine if the height and bulk conform to the neighborhood. Two-story construction may be restricted or prohibited on any development the Planning Commission determines to be obtrusive or does not conform to the neighborhood.

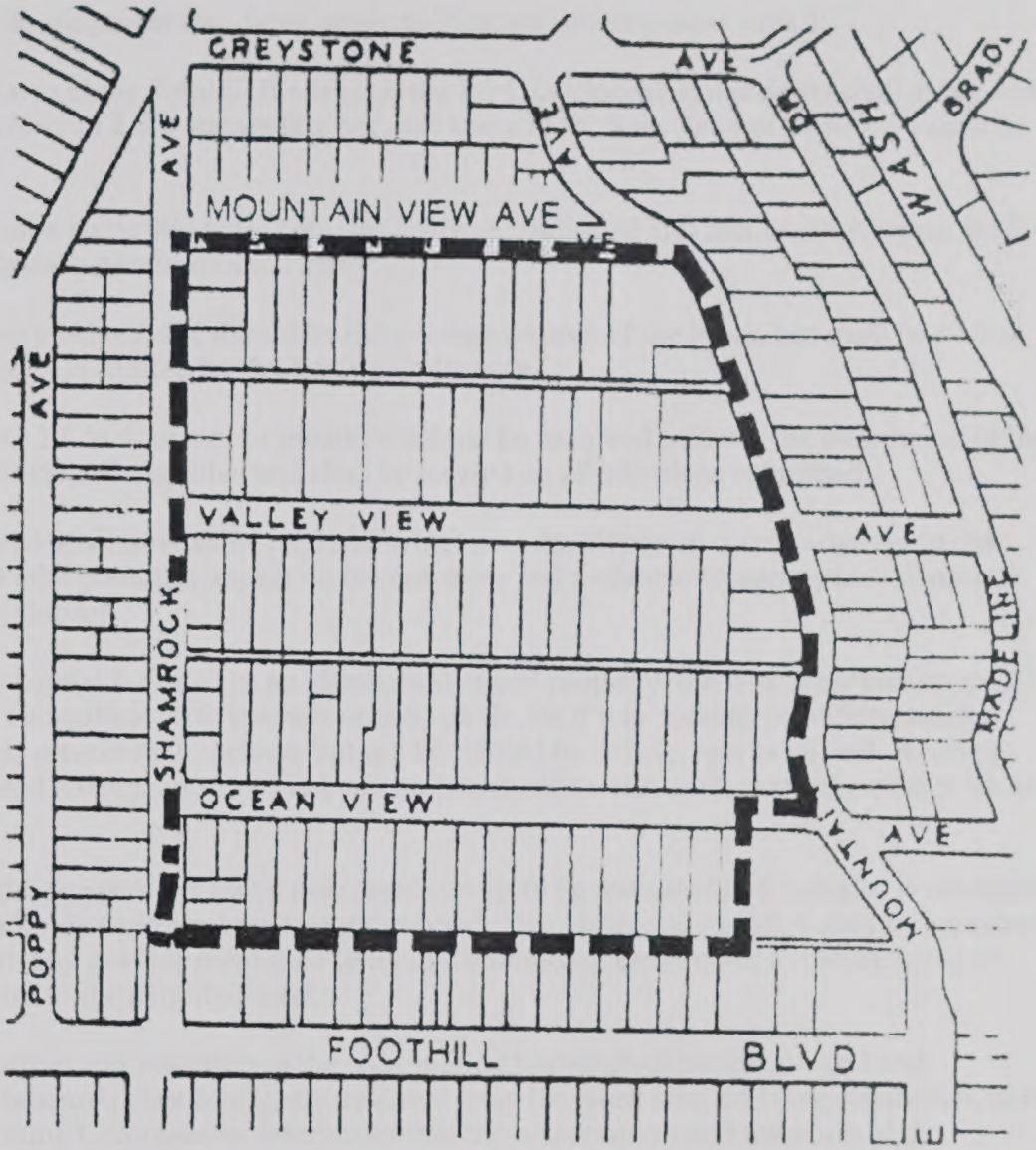
8. Preservation and retention of the older period homes shall be encouraged and development standards may be slightly deviated from (ie., yard size, building separation, unit size) if the Planning Commission determines that the preservation and retention of the residence outweighs its elimination and the deviations do not make a less desirable development.

9. Lot consolidation shall be permitted only with a Conditional Use Permit.

10. The Planned Unit Development type of development shall be encouraged where multiple family development is proposed. Two (2) story dwellings shall be detached. One (1) story may be attached up to a maximum two (2) units per building

Planned Development

Area 1



AREA PD-2 - East Foothill Boulevard Area including Wildrose between Canyon Boulevard and Shamrock Avenue: This area has an old Monrovia atmosphere although there is multiple-family, non-conforming offices, a church parking lot, and mortuary intruding into a predominantly residential area. Since the neighborhood was mainly built before 1930, there is a predominance of Craftsman structures in addition to some examples of Spanish Colonial Revival, Mediterranean, Colonial Revival, cottage, and vernacular architecture.

The following development standards apply to Planned Development Area 2:

1. For the area along Foothill Boulevard, the R-M development standards shall apply with a maximum density of 2,500 square feet per unit and a Floor Area Ratio of 40 percent shall be allowed.

2. For the area along Wildrose between Canyon Boulevard and Shamrock Avenue, the R-M 3500 development standards shall apply.

3. The front yard setback should be the average setback of the block, but shall be no less than the minimum permitted by the Zoning Ordinance.

4. Oak trees 10" in diameter or greater shall not be removed without the permission of the Development Review Committee and shall be located on all site plans submitted.

5. A licensed arborist shall be required when new development occurs adjacent to oak trees to evaluate the potential impact on the oak trees and recommend appropriate measures for adequate protection.

6. If a new unit(s) is added to an already improved property, the new construction shall be architecturally compatible with the residence(s) on the lot if it is considered architecturally significant. This review shall include, but not be limited to: siding, roof pitch and overhang, window sizes and shapes, and predominant architectural details, such as porches, cornices, and bay windows.

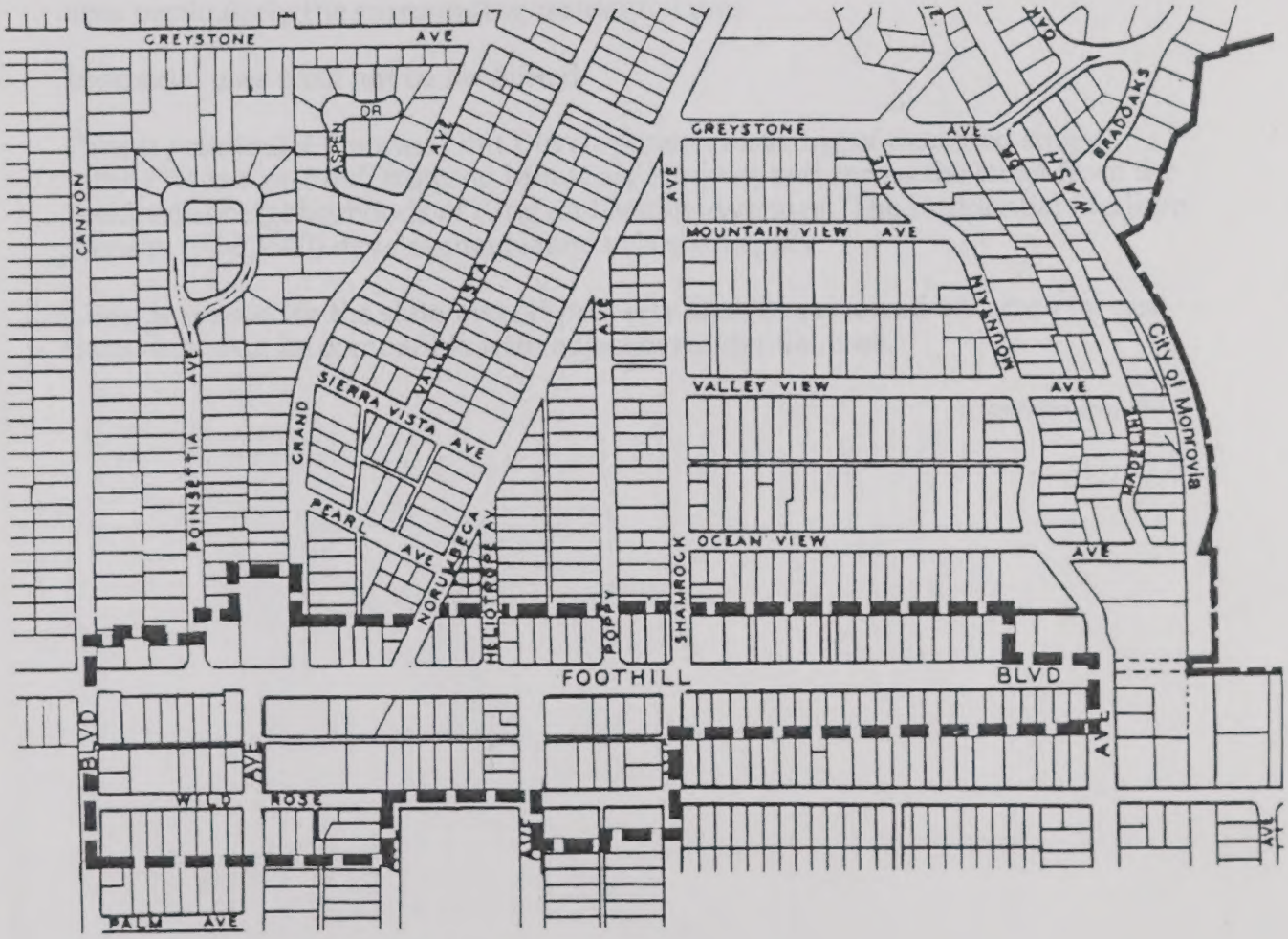
7. The building profile of every new residence shall be reviewed individually to determine if the height and bulk conform to the neighborhood. Two-story construction may be restricted or prohibited on any development the Planning Commission determines to be obtrusive or does not conform to the neighborhood.

8. Preservation and retention of the older period homes shall be encouraged and development standards may be slightly deviated from (ie., yard size, building separation, unit size) if the Planning Commission determines that the preservation and retention of the residence outweighs its elimination and the deviations do not make a less desirable development.

9. The architecture and historical flavor that is being encouraged is exemplified by the seven houses between Canyon Boulevard and California Avenue, the two houses at the northeast corner of Shamrock Avenue and Foothill Boulevard, the house at the southeast corner of Shamrock Avenue and Foothill Boulevard and the 300 block of Wildrose. It is the intent that all new construction incorporate some features of these houses, for example, similar roof pitches, siding, window detail, the use of river rock or other typical masonry technique, or large beam construction. Obviously, the new buildings will not be reproductions, but should sufficiently blend with these homes to enhance and reinforce the integrity and feeling of the neighborhood.

Planned Development

Area 2



AREA PD-3 - West Huntington Office/Business Area: Bounded by West Huntington Drive on the south, Chestnut Avenue on the north, Fifth Avenue on the west and Monterey Avenue on the east: Much of this area is developed with uses related to the World Vision International operation. Uses in this area include offices, warehouses, manufacturing operations and temporary residences found in the World Vision complex. The area also contains several apartment developments on Monterey Avenue and some undeveloped land including state-owned land under the freeway.

The following development guidelines apply to Planned Development Area 3:

1. A planned office/business park area with associated amenities (restaurants, hotels) will be encouraged. All uses shall be compatible with adjacent uses in the area particularly the surrounding residential uses.

2. Industrial uses shall not be permitted.

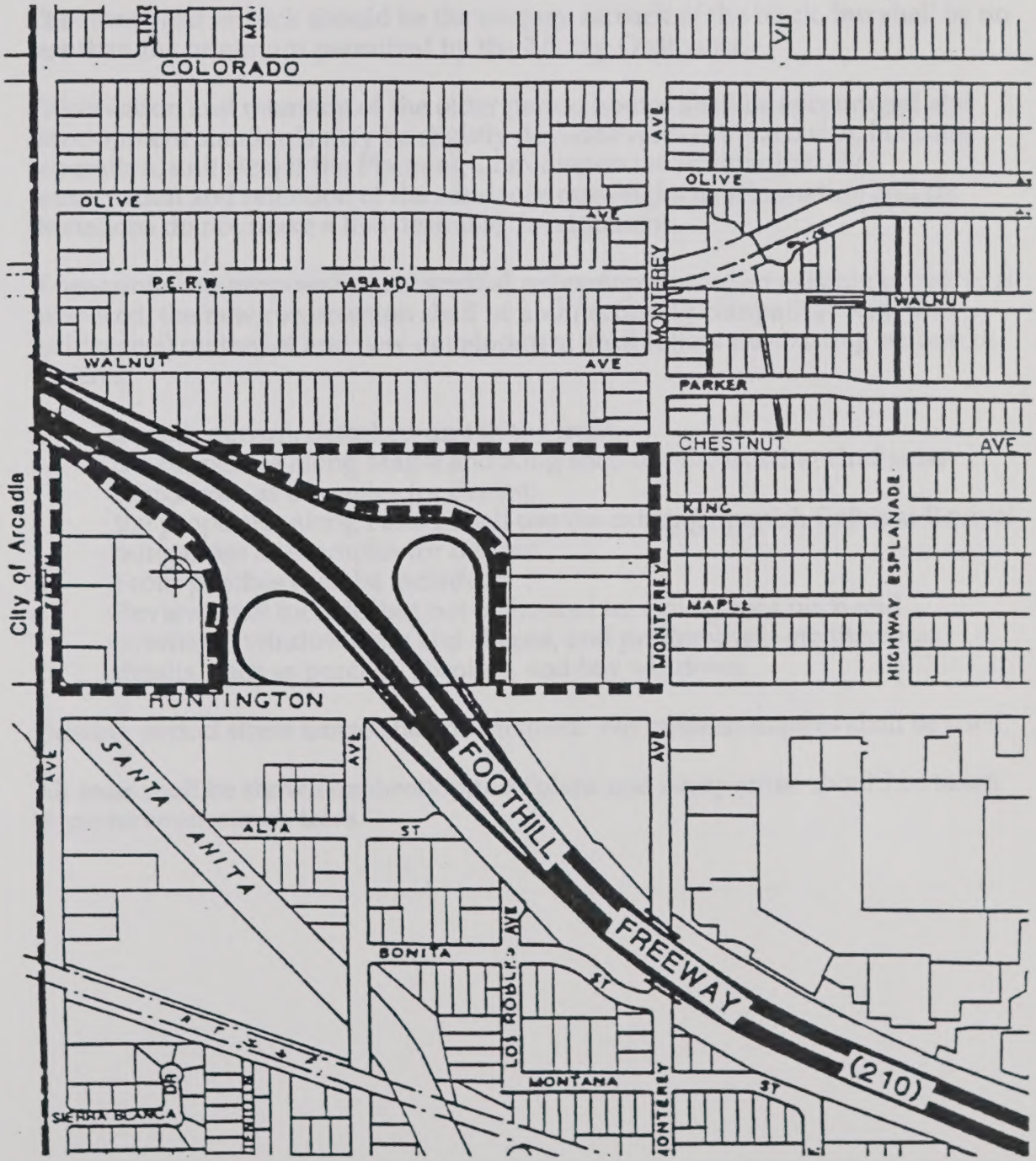
3. Permit residential Planned Unit Development consisting of detached single family homes on land, fronting Monterey Avenue, and across the street from the residential neighborhoods of King and Maple Avenues. The Residential Medium Density (RM 3500) development standards shall apply.

4. Uses proposed for the state-owned property shall be reviewed on a case by case basis, but shall be compatible with adjacent residential uses.

(amended Reso 98-02)

Planned Development

Area 3



AREA PD-4 - Highway Esplanade/Parker Neighborhood: This area exhibits the integrity of a single family neighborhood although many second units exist. The area's cohesion is defined by the predominance of Craftsman bungalows and Spanish Colonial Revival bungalows, therefore the need for their preservation, as well as the retention of the original street lamps and significant stands of specimen trees.

The following development guidelines apply to Planned Development Area 4:

1. The R-M development standards shall apply with a maximum density of one unit for each 3,500 square feet of parcel area.

2. The front yard setback should be the average setback of the block, but shall be no less than the minimum permitted by the Zoning Ordinance.

3. Preservation and retention of the older period homes shall be encouraged and development standards may be slightly deviated from (i.e. yard size, building separation, unit size) if the Planning Commission determines that the preservation and retention of the residence outweighs its elimination and the deviations do not make a less desirable development.

4. If new units are proposed or substantial redevelopment of an existing property is proposed, the new construction shall be architecturally compatible with the residence(s) on the lot and new development shall follow the existing pattern in the area:

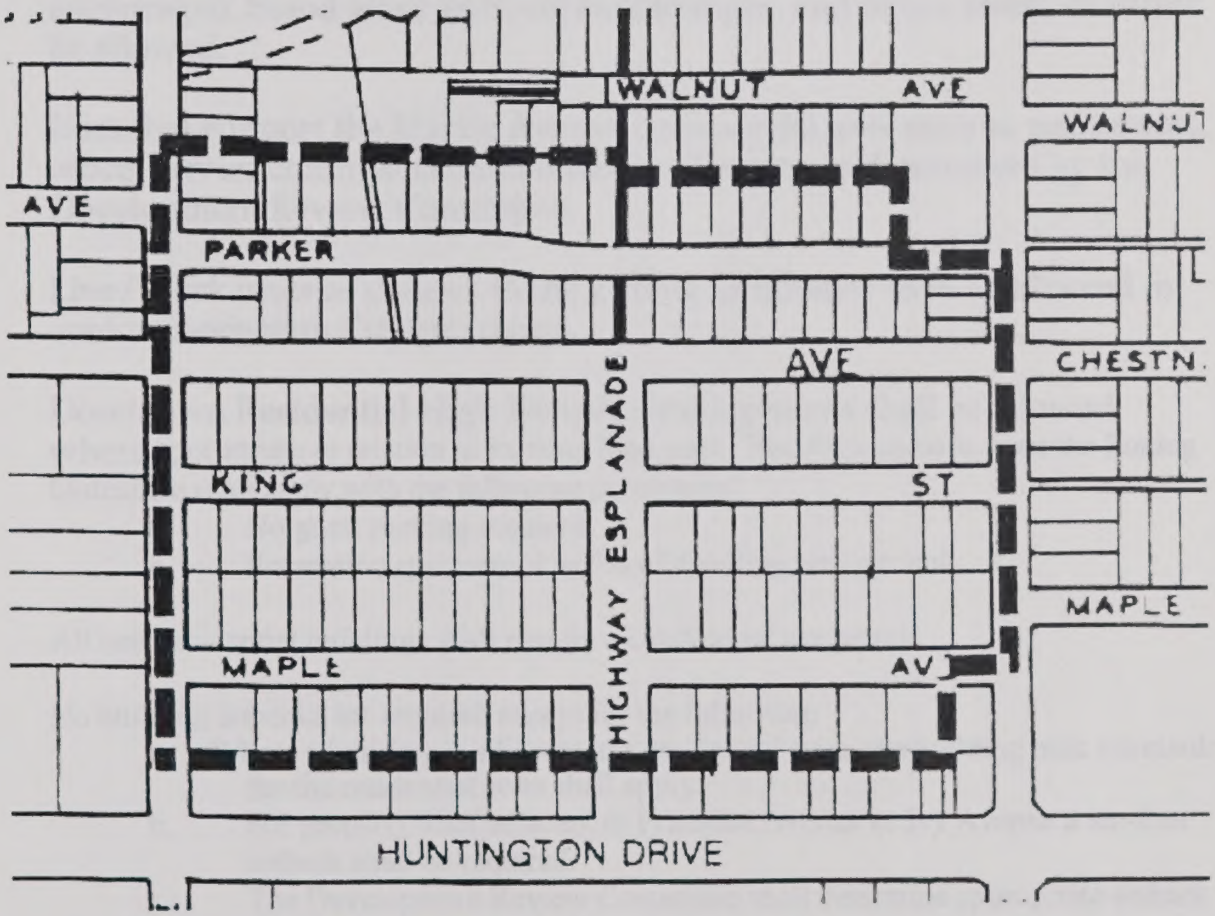
    a. a predominant, detached unit in the front;
    b. the properties along Maple and King shall use the existing Craftsman bungalows as examples for design;
    c. the properties along Parker shall use the existing Spanish Colonial Revival bungalows as examples for design;
    d. Front porches shall be included;
    e. Review shall include, but not be limited to: siding, roof pitch and overhang, window sizes and shapes, and predominant architectural details, such as porches, cornices, and bay windows.

5. Existing period street lamps shall be retained. No modern fixtures shall be used.

6. All trees shall be shown on development plans and every effort should be taken to preserve specimen trees.

Planned Development

Area 4



AREA PD-5 DOWNTOWN: These areas are adjacent to the Historic Commercial Downtown designations along Myrtle Avenue. These areas can support a variety of uses but the uses should be related to Myrtle Avenue and be of a quality in keeping with Old Town Monrovia.

The following development guidelines shall apply to Planned Development – Area 5:

1. A pedestrian oriented atmosphere shall be maintained with Myrtle Avenue as the focal point.

2. Businesses such as theaters, restaurants, and specialty retail are encouraged. Stand alone bars, cocktail lounges, and liquor stores shall not be allowed.

3. Uses that support the Myrtle Avenue commercial uses such as restaurants, office, service commercial, and other similar uses as determined by the Development Review Committee.

4. Live/Work units as defined in the Zoning Ordinance shall be allowed in conformance with City standards.

5. Downtown Residential High Density developments shall be allowed where appropriate in relation to existing land uses. The RH standards from the Zoning Ordinance shall apply with the following exceptions:
   a. No guest parking required.
   b. Recreation space equal to 5% of dwelling area per unit.

6. All new residential buildings shall require a conditional use permit.

7. No building setbacks are required except for the following:
   a. Where a building is adjacent to a residential zone, the building bulk standards for the residential zone shall apply.
   b. For property lines adjacent to Primrose Avenue or Ivy Avenue a ten-foot setback shall be required.
   c. The Development Review Committee shall determine appropriate setback requirements based on adjacent land uses.

8. Public improvements shall be compatible with the downtown theme in terms of street furniture, lighting, and landscaping.

(amended Reso 2000-84)

Planned Development

Area 5

Area PD-6- Royal Oaks Drive: This area consists of an odd-shaped lot, part of which was formerly a railroad right-of-way. The area is bounded on the north by a single family residential area and on the south by Royal Oaks Drive, an arterial street. Because of the lot configuration, any future development would have to front on Royal Oaks, making it somewhat undesirable for single family residential development, yet back up to the single family residential area to the north, which could be adversely affected by an development of a higher density nature. Guidelines for planning development Area 6 shall be:

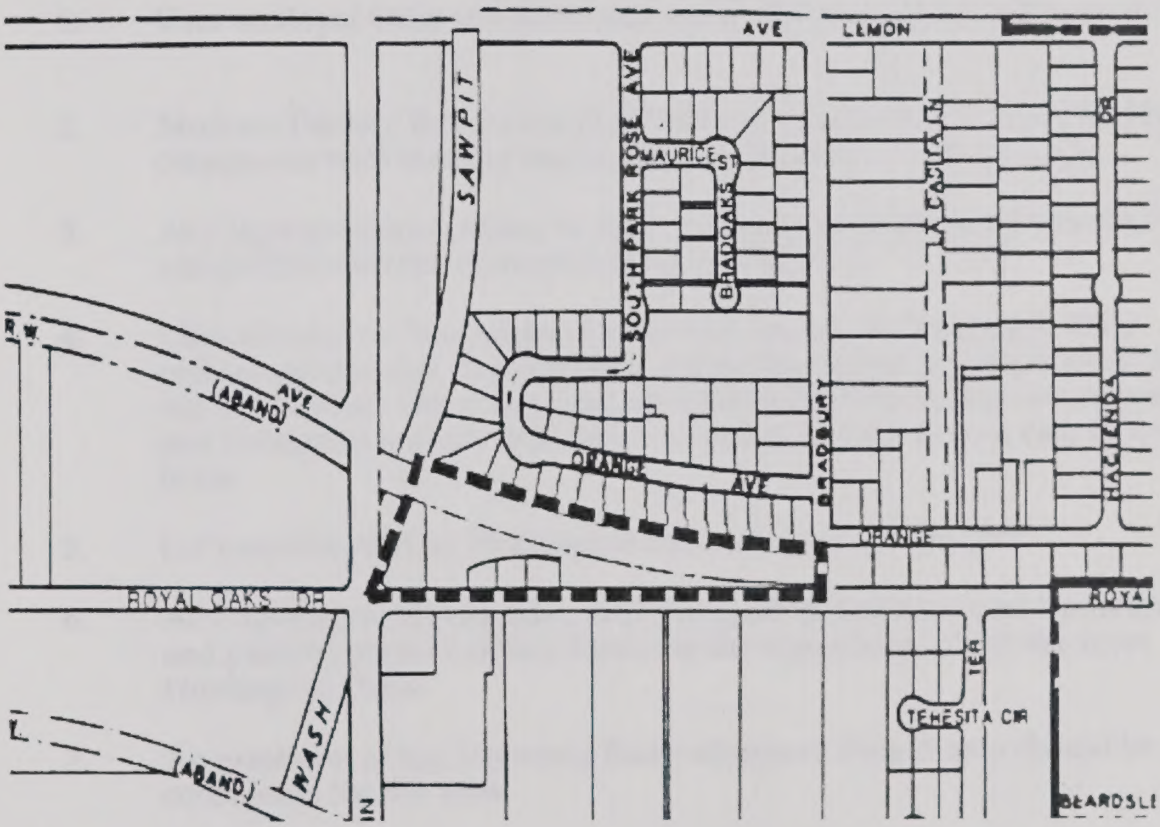
1. General development shall be those required for developments in the R-M (Medium Density Residential) Zone.

2. All future developments shall be compatible in design with the single family residential area to the north. The privacy of the homeowners shall not be compromised by any development in the area.

3. Any future developments shall be designed so as to reduce the adverse affects of noise from traffic on Royal Oaks Drive.

Planned Development

Area 6



AREA PD-7 - Area northeast of Huntington Drive/ Mountain Avenue Intersection: Straddling both sides of the abandoned Pacific Electric (P.E.) Right of Way, this area includes a variety of existing land uses: light industrial and high density residential development north of the P.E. Right of Way; a mobile home park occupies a considerable portion of the area just south of the Right of Way; retail uses, motels, high density residential development and a large irregularly shaped vacant lot front Huntington Drive. This area interfaces with new development in the City of Duarte and is the eastern entrance to the City of Monrovia. Special attention to the kinds and quality of uses needs to be addressed.

The following development guidelines apply to Planned Development Area 7:

1. Uses on Royal Oaks and Mountain can be light industrial, office or R & D.

2. Medium Density Residential (RM 2500) will be allowed on Royal Oaks if contiguous with existing residential developments on Royal Oaks.

3. Any light industrial, office, or R&D development on Royal Oaks shall be compatible with the surrounding residential uses.

4. Uses allowed on Huntington Drive shall include well planned office and/or commercial development. Strip commercial development shall not be allowed. Other uses that are compatible with office, commercial and restaurant and are well designed will be reviewed on a case by case basis.

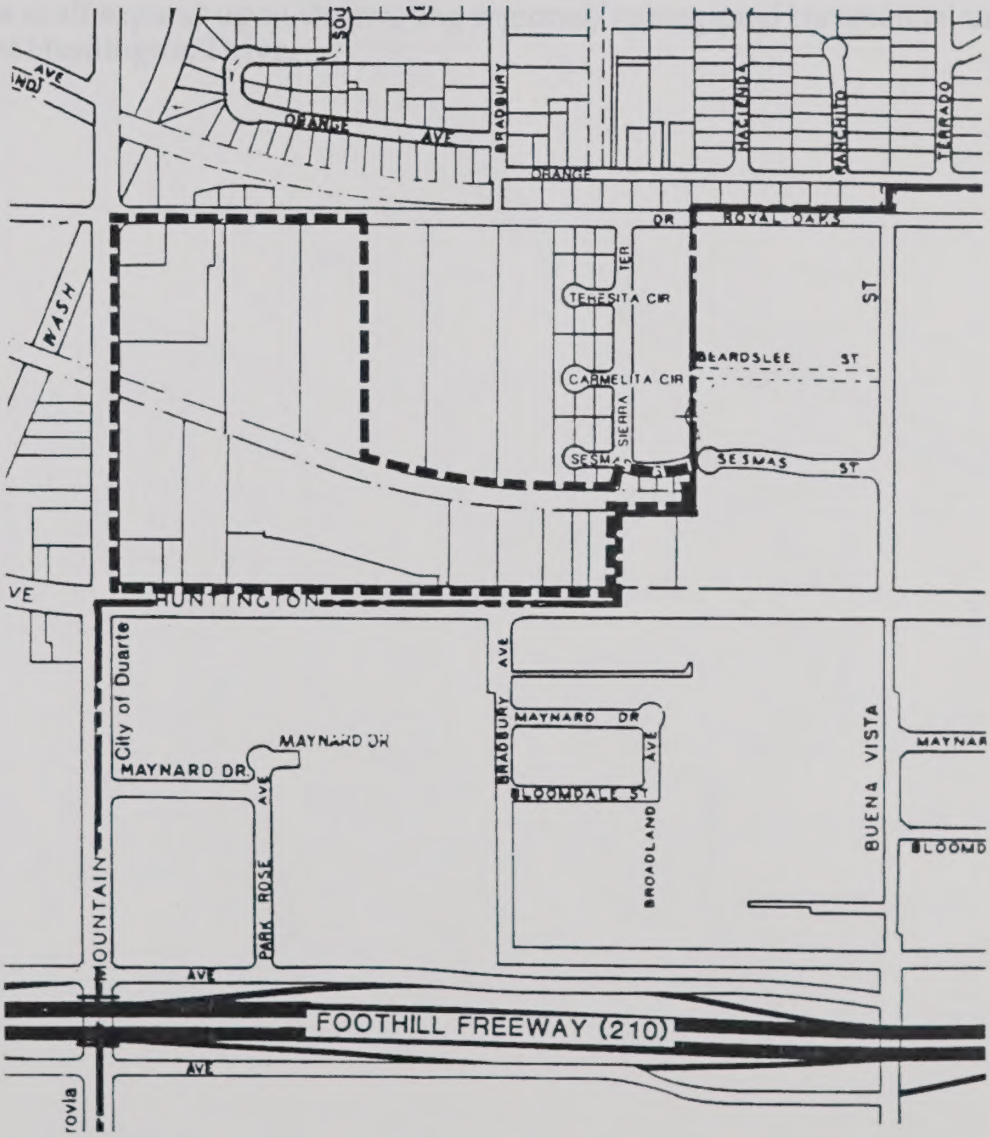
5. Lot consolidation on Huntington Drive shall be encouraged.

6. Any development shall have well designed architecture and landscaping and parking areas shall not dominate the appearance of the site from Huntington Drive.

7. An extension of the Monrovia Redevelopment Project area should be considered for this area.

Planned Development

Area 7



AREA PD-8 - West Huntington Drive/southside: Bounded by Fifth Avenue, Santa Anita Wash, and the Railroad Tracks. This area is developed with a mixture of uses including a mobile home park, single family residential, industrial and warehouse/storage. The area has the potential to develop with uses that relate to the Regional/Subregional Commercial development on West Huntington Drive.

The following development guidelines apply to Planned Development Area 8:

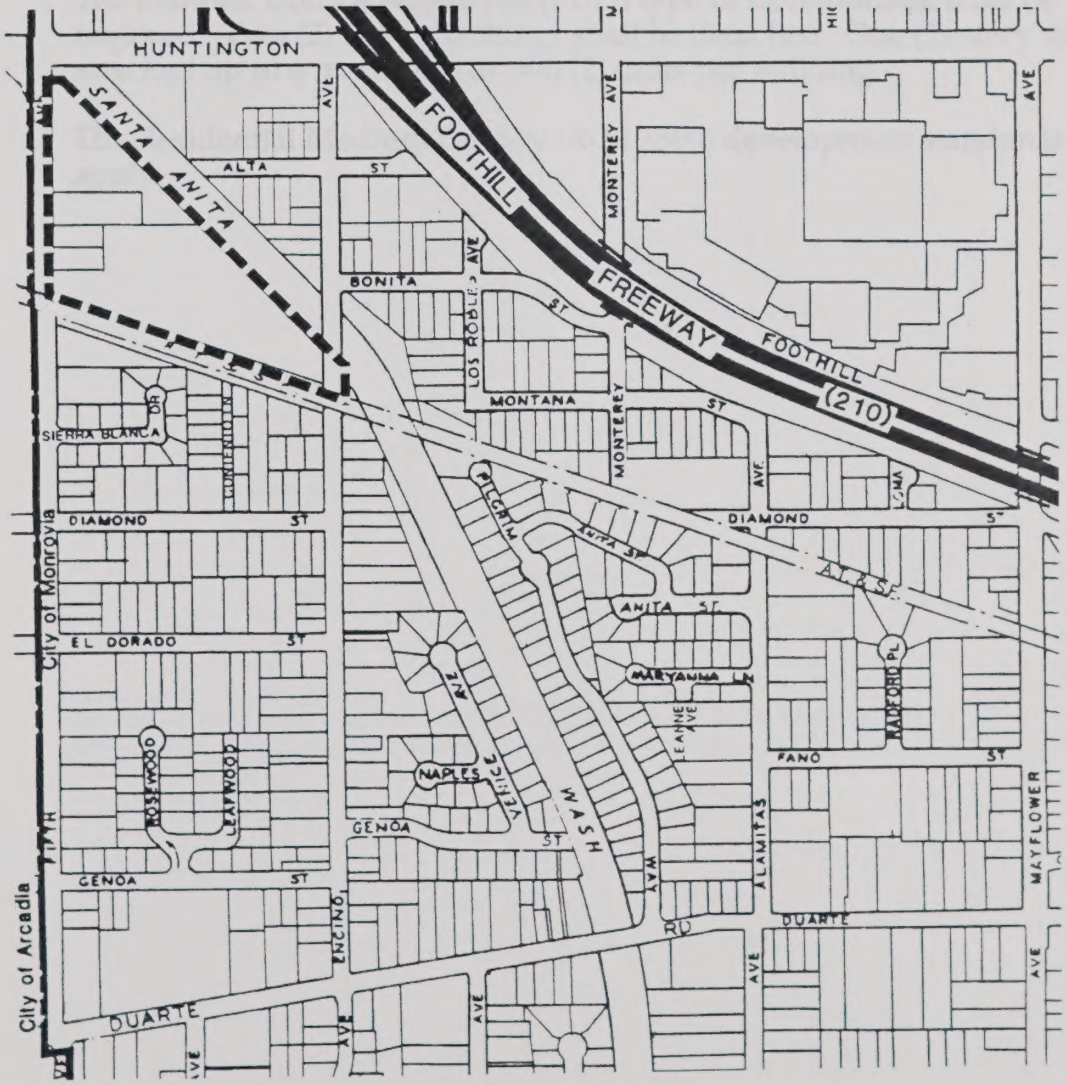
1. Permitted uses shall include regional/subregional commercial, office, entertainment, hotels and restaurants.

2. Emphasis will be placed on quality of site layout and building design.

3. Uses shall expand upon the existing regional/subregional commercial uses on West Huntington Drive.

Planned Development

Area 8



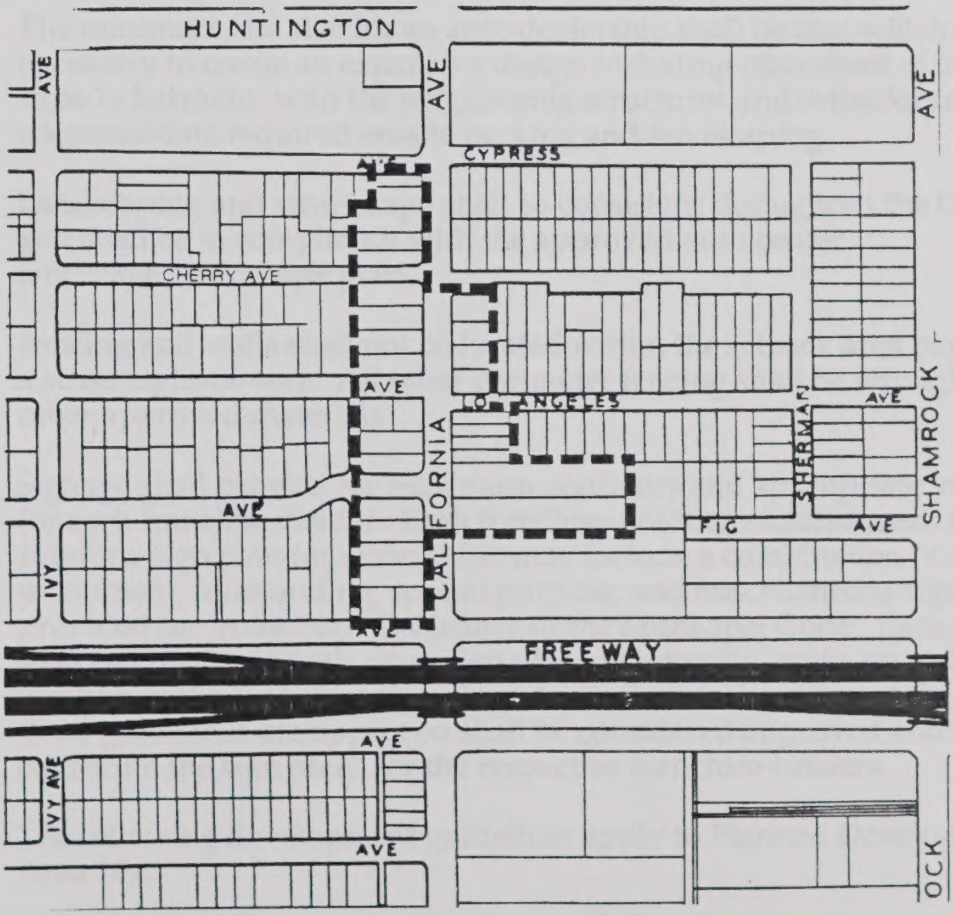
PD-9 - California Avenue Between Cypress and Central: The subject area represents the properties fronting on South California Avenue between Cypress and Central Avenues. The properties represent a mix of development with single-family homes, duplexes, and a scattering of multiple-family structures with four or more units. The properties fronting on South California Avenue abut the single-family R-L zone to the west and to the east which are neighborhoods of low scale single-family homes. Property immediately adjacent to the area also includes uses such as the Southern California Edison Company and an adjacent parcel zoned M (Manufacturing) on South California Avenue.

The following development guidelines apply to Planned Development Area 9:

1. The Planned Unit Development (PUD) type of development shall be required. Two (2) story dwellings shall be detached. One (1) story may be attached up to a maximum of two (2) units per building.

2. The Residential Medium Density (R-M 3500) development standards shall apply.

Area 9


HUNTINGTON
AVE
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CYPRESS
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CHERRY AVE
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LOS ANGELES
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SHERMAN
SHAMROCK
CALIFORNIA
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FIG
AVE
IVY
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FREEWAY
AVE
IVY AVE
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OCK

AREA PD-10 - Auto Center: During the last decade, this area has transitioned from older industrial and commercial uses to primarily new car auto sales in the form of an auto center.

The following development guidelines apply to Planned Development Area 10:

1. New car dealerships and ancillary activities such as new car servicing and used car sales (servicing and used car sales must be part of a new car dealership) are the primary intended uses of this area.

2. All development should be designed to create an expansive auto center atmosphere that includes product display in front, outside and in showrooms, while keeping servicing operations hidden from off-site view.

3. The minimum site size for an auto dealership shall be that which is necessary to create an expansive design including placement of buildings to be in harmony with the neighboring structures and setbacks and to accommodate required on-site parking and landscaping.

4. Landscaping and streetscape shall be consistent throughout the Center and shall be in compliance with the approved auto center landscape/hardscape plan.

5. Fencing and walls shall not be located within the setback area paralleling a street right-of-way. All other perimeter fencing shall be wrought iron or other approved materials.

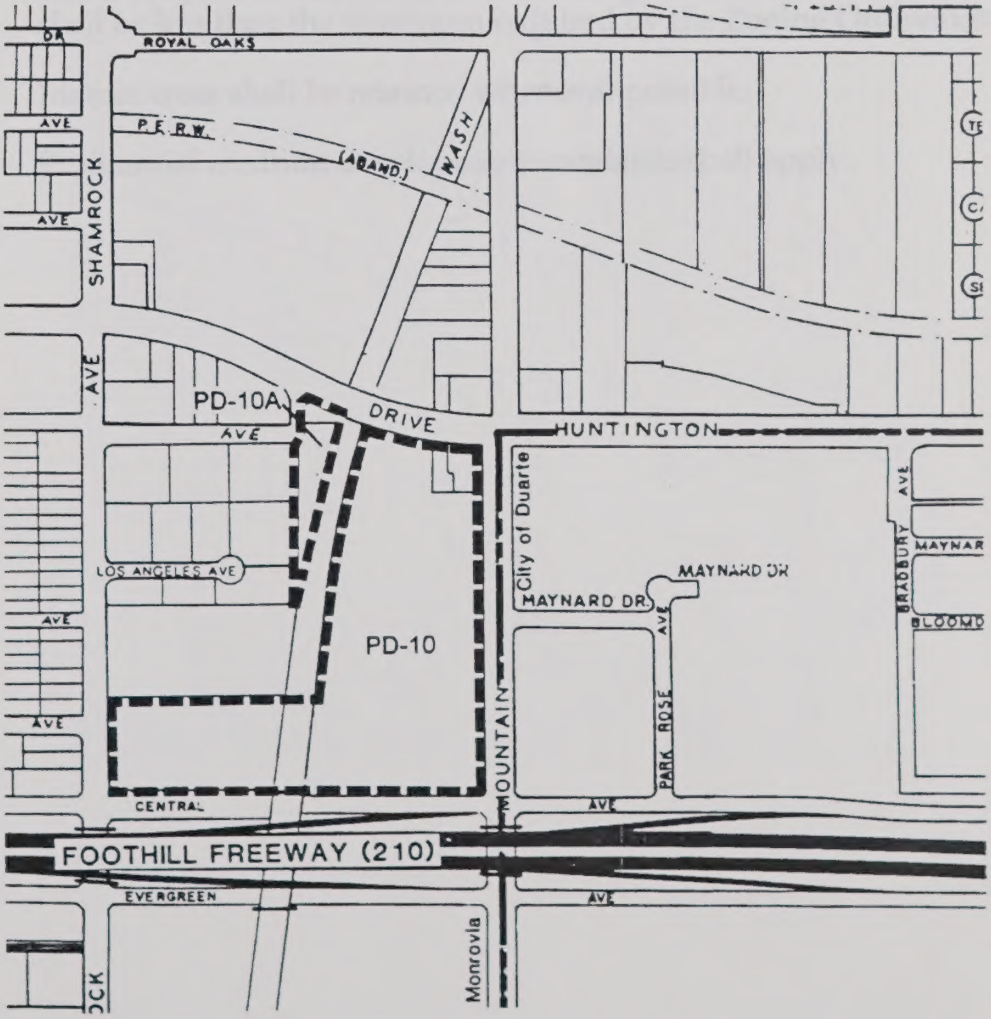
6. Signage shall provide for maximum aesthetics and appropriate visibility for each franchise-holder. Each franchise-holding establishment shall submit a sign plan for review that may include a combination of wall, monument, freestanding, special purpose, and miscellaneous signs as provided for in the Sign Ordinance of the Municipal Code. Each sign plan shall be consistent with other sign plans in intensity, scale, quantity and location without necessarily being identical. Existing signs at the time these guidelines are approved shall be considered approved and shall constitute the sign plans for the respective franchise-holders.

   The following development guidelines apply to Planned Development Area 10A:

7. New car, motorcycle sales and automotive repair shops where all work is customarily done in one day. Typical uses shall include, tire, muffler, or service/tune-up shops.

Planned Development

Area 10



AREA PD-11 - Diamond Street/El Dorado/Encino/Alamitas Avenues: This area is generally bounded by the railroad track on the north, Fifth Avenue on the west, Genoa on the south and Alamitas on the east. The area is predominantly zoned PD with enclaves of newer single-family subdivisions zoned RL on Sierra Blanca, Venice/Naples, Leafwood/Rosewood, Anita/Maryanna/ Pilgrim Way and Radford Place. The balance of the area has a mixture of various sized lots with some as small as 4,500 square feet, a predominant number of 15,000 - 20,000 square foot lots, and a few larger than 35,000 square feet. This PD area should have the feel of a single-family area while still allowing multiple units on the larger lots.

The following development guidelines apply to Planned Development Area 11:

1. A density of one unit per 7,500 square feet of land area per unit, and a 35 percent Floor Area Ratio shall be allowed on each lot.

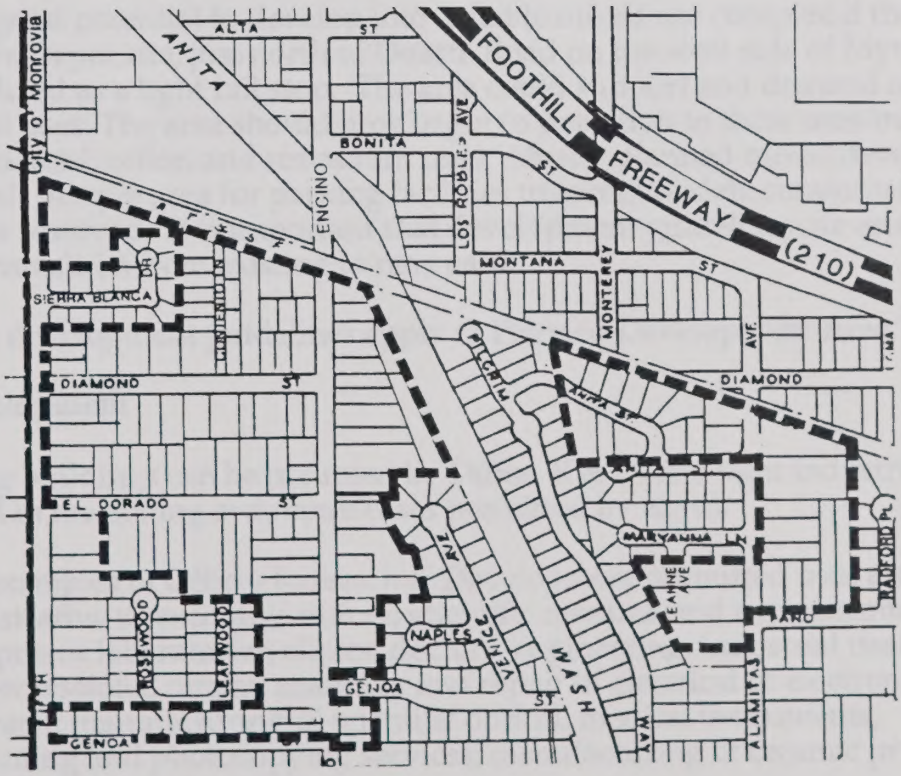
2. The front yard setback shall be the average of the block, but in no case shall be less than the minimum required by the Zoning Ordinance.

3. Mature trees shall be retained whenever possible.

4. Residential medium development standards shall apply.

Planned Development

Area 11



AREA PD-12 - Santa Fe Depot/Railroad Avenue : This area is bounded by Evergreen Avenue (Foothill Freeway) to the north; Magnolia and California Avenues to the west and east respectively; and Duarte Road on the south. The predominant use in this area is industrial, however, there are pockets of single-family residential neighborhoods. To better define and develop standards for this large planned development area, it has been divided into two subareas: PD-12a, PD-12b based on location, existing and proposed uses, and circulation. Although similar, the two subareas have underlying differences.

Area PD-12a is bounded by Evergreen on the north, Myrtle Avenue (including all frontage properties) on the east, Magnolia on the west, and Duarte Road on the south. This area has both residential and industrial uses. The residential uses on Evergreen Avenue are in good condition and effectively isolated from the industrial uses to the south and east. The area to the south and east has predominantly larger industrial lots with structures that could be rehabilitated and sites that could be improved.

This area has great potential to develop into a viable mixed use complex if the existing vacant Santa Fe Depot site, just north of Duarte Road on the west side of Myrtle Avenue, is utilized as a light rail stop. The area could support and demand a large range of mixed uses. The area should now begin to transition to these uses including regional commercial, office, and restaurant uses. Master planned mixed developments are encouraged. Ample area for parking facilities to accommodate commuter demand also need to be reserved. It is important that development guidelines are established to help the area transition from existing to new uses.

The following development guidelines apply to Planned Development Area 12a:

<u>Existing Development</u>

1. Existing buildings can be occupied by Office, R & D, and light industrial uses as defined in the zoning ordinance (uses permitted by right).

   Some examples of Office/Research & Development permitted uses are: administrative or executive offices; scientific research and experimental development laboratories; clinics, doctors, engineering, industrial design and other professional offices; assembly and repair of electrical or electronic equipment; manufacturing of scientific optical, medical instruments; blueprinting and photocopying services; manufacturing of ceramic products, electrical equipment, and hardware.

   Some examples of Light Industrial uses are: machine shops, plumbing, heating or electrical shops, building material and hardware sales; manufacture of paints and plastics (excluding any boiling, melting, or odorous processes).

2. Existing buildings can be expanded up to 25% of the existing square footage of the building if the building is conforming and the uses permitted.

<u>Future Development</u>

1. Lot consolidation shall be encouraged to create larger lots for regional

commercial/office complexes.

2. Uses allowed will be:

   (a) regional/subregional commercial
   (b) office/R & D
   (c) support uses shall be permitted.
   (d) master planned mixed use developments are encouraged.

3. The single-family residential homes shall be treated as permitted uses and be allowed to expand and be upgraded. Conversion of existing residences to industrial uses shall not be permitted.

4. Public parking facilities shall be encouraged to serve freeway and light rail commuters.

5. High density multiple family development shall be permitted as a part of a master planned mixed use development.

6. New developments shall be designed with uniform standards (e.g. architecture, hardscape, and landscape).

7. All new construction shall require a conditional use permit.

Area PD-12b is bounded by Evergreen Avenue on the north, Myrtle Avenue (excluding frontage properties) on the west, California Avenue on the east, and Duarte Road on the South: This area consists of two relatively stable residential blocks and older industrial development. The industrial lots range in size from 6,000 square feet to over four acres. The industrial properties that face the residential lots are the most substandard in size and in poorly maintained condition.

The area is a prime candidate for attracting new substantial development due to its age of existing buildings and good freeway visibility and accessibility and potential for being an extension of the transportation node if the depot site becomes a commuter rail station. The area can accommodate a wide range of uses such as regional commercial, industrial business parks, Research & Development, and multiple residential. To ensure that the area smoothly transitions from existing to future development specific development guidelines are necessary.

This area shall have the following guidelines

Existing Development

1. Existing buildings can be occupied by Office, R & D, and light industrial uses as defined as in the zoning ordinance (uses permitted by right).

   Some examples of Office/Research & Development permitted uses are: administrative or executive offices; scientific research and experimental development laboratories; clinics, doctors, engineering, industrial design and other professional offices; assembly and repair of electrical or electronic equipment; manufacturing of scientific optical, medical instruments; blueprinting and photocopying services; manufacturing of ceramic products, electrical equipment, and hardware.

   Some examples of Light Industrial uses are: machine shops, plumbing, heating or electrical shops, building material and hardware sales; manufacture of paints and plastics (excluding any boiling, melting, or odorous processes).

2. Existing buildings can be expanded up to 25% of the existing square footage of the building if the building is conforming and the uses permitted.

Future Development

1. Lot consolidation versus single lot development is encouraged.

2. Uses allowed:

   (a) Regional commercial, research and development, office, and master planned industrial business parks are encouraged.

   (b) In the event the depot site becomes a light rail station, encourage development uses that will be an extension of this transportation center.

   (c) High density multiple family development shall be permitted as a part of a master planned mixed development.

   (d) Conversion to high density residential or business uses on Evergreen and the north side of Pomona can occur only as major lot consolidation takes place from the side streets. Remnant residential lots will not be allowed to be left.

3. Existing single family homes shall be allowed to be improved subject to the RL standards but single family homes cannot be converted to industrial uses.

4. New development or substantial expansion of existing development (south side of Pomona Avenue) shall be designed to be compatible with the residential neighborhood.

5. Extend Railroad Avenue as a dedicated street to California Avenue.

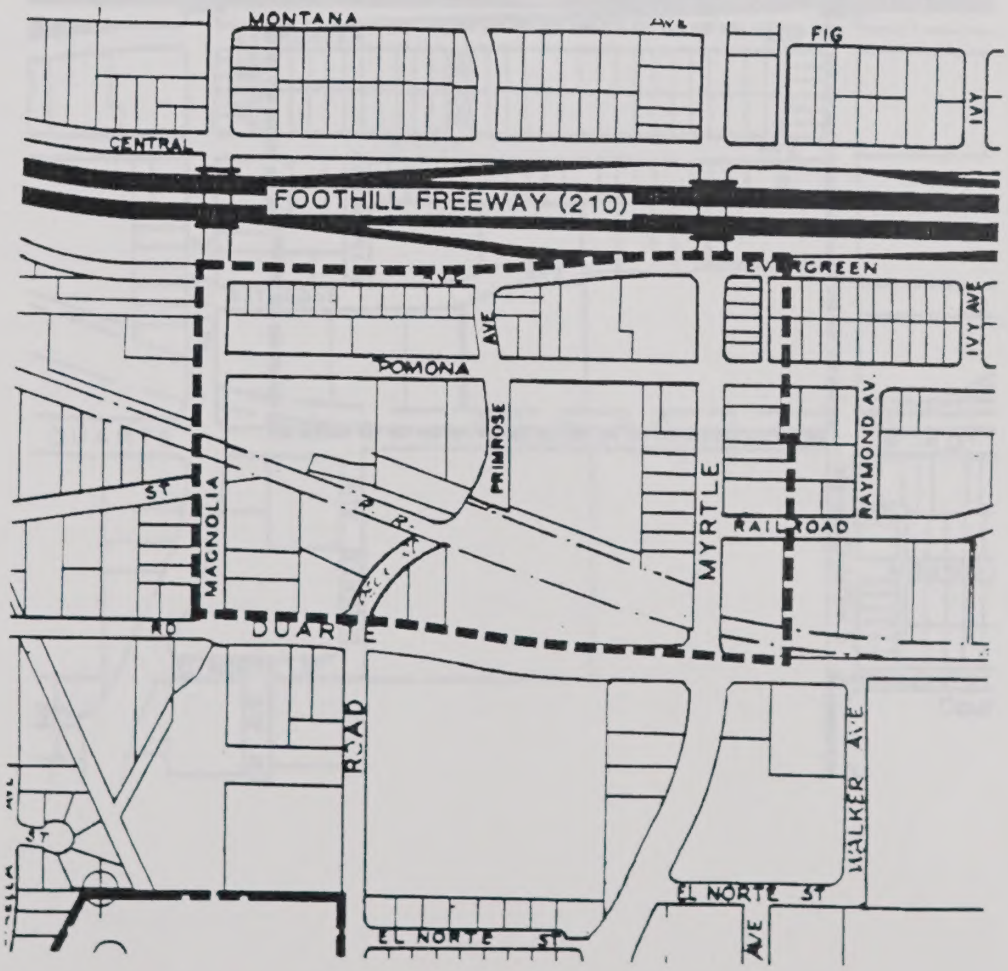
6. Consider establishing a Redevelopment Project Area.

7. New development shall be designed with uniform standards (e.g. architecture, hardscape, and landscape).

8. All new construction shall require a conditional use permit.

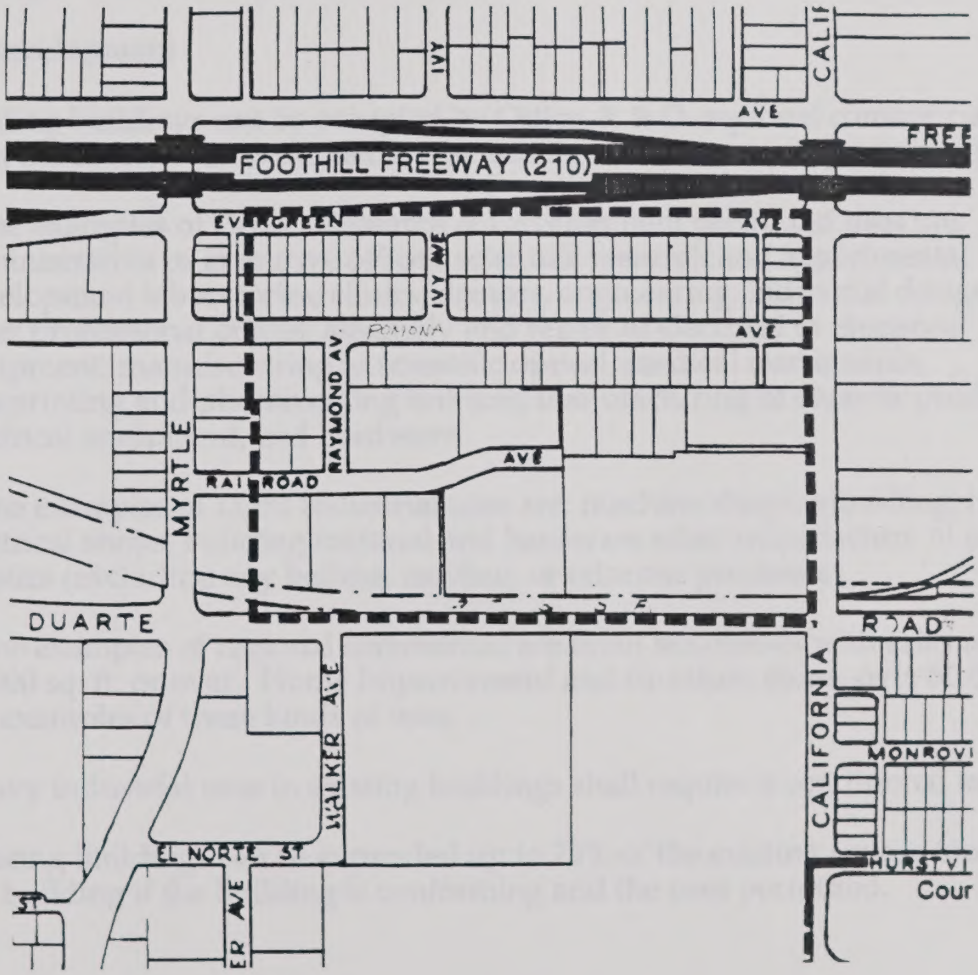
Planned Development

Area 12a



Planned Development

Area 12b



Area PD-13 is bounded by Evergreen Avenue on the north, California Avenue on the west, Mountain Avenue on the east, and Duarte Road on the south: This area primarily supports large industrial/commercial businesses. The sites are substantial in size, ranging from 15,000 square feet to over 15 acres. Improvements vary in age and maintenance, and most have sufficient on-site parking. The area has good freeway visibility and accessibility and possibly at a future date a commuter rail stop may be located near Duarte/Monrovia city limits. To ensure that the area continues to attract desirable development and maintains and renovates the existing sites, development guidelines tailored to the needs of this area are needed.

The following development guidelines apply to Area PD-13:

Existing Development

1. Existing buildings can be occupied by Office, R & D, regional commercial and light industrial uses as defined in the zoning ordinance (uses permitted by right).

   Some examples of Office/Research & Development permitted uses are: administrative or executive offices; scientific research and experimental development laboratories; clinics, doctors, engineering, industrial design and other professional offices; assembly and repair of electrical or electronic equipment; manufacturing of scientific optical, medical instruments; blueprinting and photocopying services; manufacturing of ceramic products, electrical equipment, and hardware.

   Some examples of Light Industrial uses are: machine shops, plumbing, heating or electrical shops, building material and hardware sales; manufacture of paints and plastics (excluding any boiling, melting, or odorous processes).

   Some examples of regional commercial are retail businesses with sales areas of 50,000 sq. ft. or over. Home Improvement and furniture stores over 50,000 sq. ft. are examples of these kinds of uses.

2. Heavy industrial uses in existing buildings shall require a conditional use permit.

3. Existing buildings can be expanded up to 25% of the existing square footage of the building if the building is conforming and the uses permitted.

Future Uses:

1. Uses allowed:

   Regional commercial, research and development, office, and master planned industrial/business parks.

2. Master planned projects shall be encouraged with minimum development sites of 1.5 acres. Individual lots within a master planned project shall have no less than 15,000 square feet per lot.

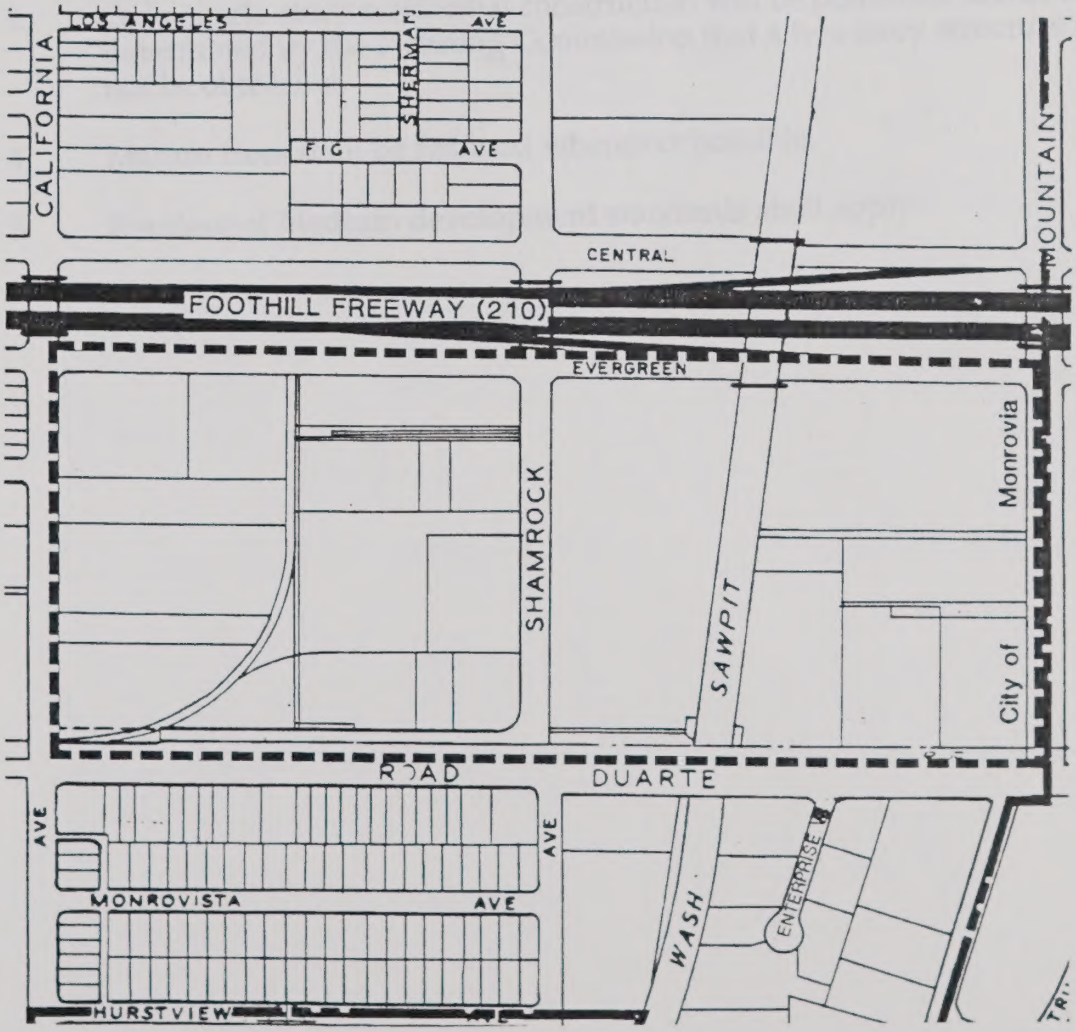
3. Consider establishing a Redevelopment Project Area.

4. New developments shall be designed with uniform standards (e.g. architecture, hardscape, and landscape).

5. All new construction shall require a conditional use permit.

Planned Development

Area 13



AREA PD-14 - El Norte Avenue: This residential area is predominantly single-family and consists of lots ranging in size from 10,000 square feet to 40,000 square feet. The front property lines of these lots are situated on the City boundary with the City of Arcadia. The Arcadia properties are zoned single-family. The overall appearance of this area is a low-density and low-profile quiet residential neighborhood.

The following development guidelines apply to Planned Development Area 14:

1. A density of one unit per 5,000 square feet of land area (RM 5000), and a Floor Area Ratio of 35 percent shall be allowed for each lot.

2. The front yard setback will be the average setback of the block, but in no case shall be less than the minimum required by the Zoning Ordinance.

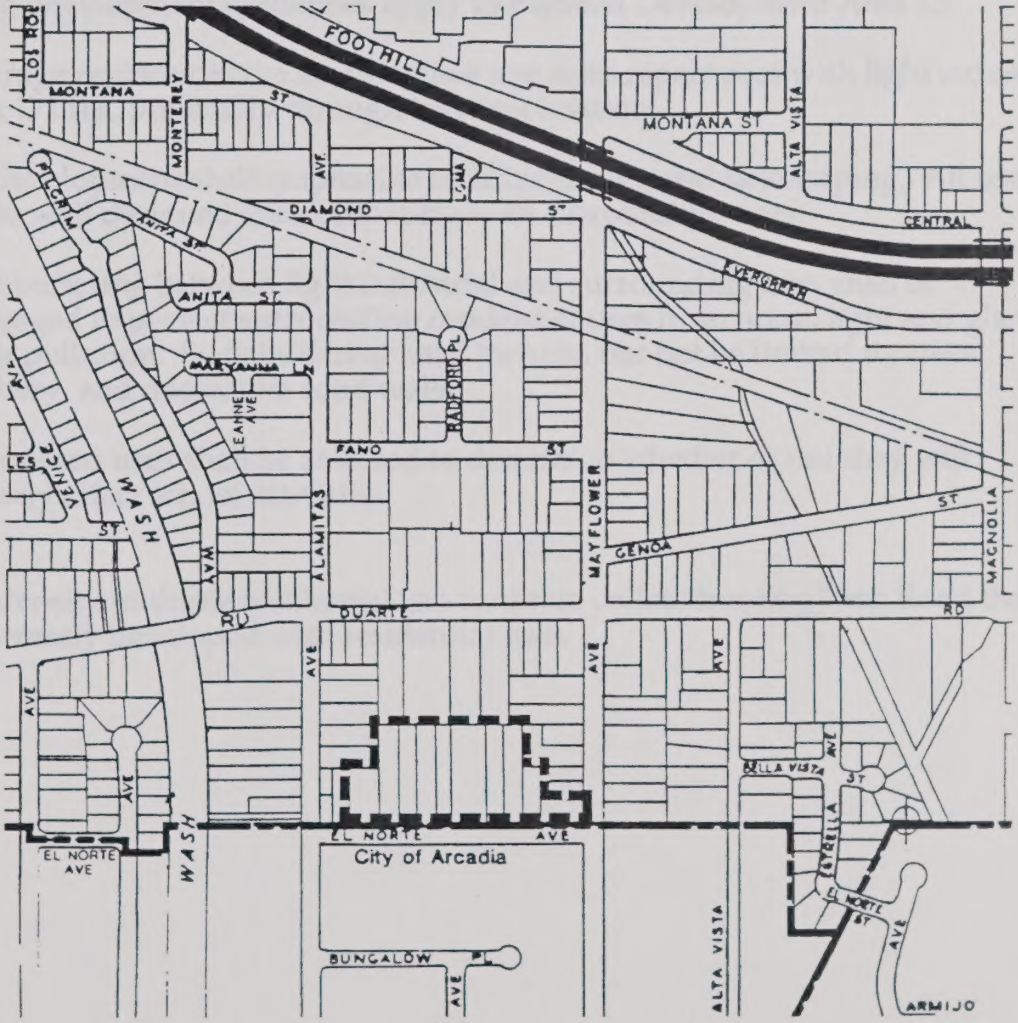
3. Only single-story residential construction will be permitted unless it is determined by the Planning Commission that a two story structure will not be obtrusive.

4. Mature trees shall be retained whenever possible.

5. Residential Medium development standards shall apply.

Planned Development

Area 14



AREA PD-15 - Area southwest of Peck Road/Duarte Road Intersection: This area is developed with a combination of new and old industrial and high density residential uses. Specifically, auto repair uses are located along Peck Road at the north end of the site, and multiple family residential uses are located along Peck Road at the south end of the site. A relatively new light industrial park occupies much of the central portion of the site. A handful of small, modest houses are wedged between the auto uses and industrial park. This area has incompatible land uses, particularly residential abutting auto repair uses. There is a need to improve the physical appearance of existing uses, and increase the use of on-site landscaping. This area is suitable for light industrial development provided it is well designed and compatible with adjacent uses, particularly the middle school.

The following development guidelines apply to Planned Development Area 15:

1. Encourage replacement of small houses and auto repair uses with light industrial or R & D uses, preferably through lot consolidation.

2. New development shall emphasize building design and landscaping. All uses shall be well designed and compatible with surrounding uses.

3. Visual buffering between light industrial and surrounding uses shall be encouraged to protect surrounding residential uses from noise, light and glare, and air pollution. Such buffering shall include, but not be limited to, trees, shrubbery, and decorative solid walls.

4. All proposed uses shall be assessed to determine whether or not they will adversely affect school activities.

5. High density multiple residential can continue on lots fronting Peck Road that are currently developed with residential uses.

Planned Development

Area 15

AREA PD-16 - Peck Road/Myrtle Avenue: This area is a mixture of older, well-maintained, lower density residential along Peck Road, and newer industrial and some commercial uses along Myrtle Avenue. The Peck Road frontage shall continue primarily as a residential area and the Myrtle Avenue frontage shall continue primarily as a light industrial area.

The following development guidelines apply to Planned Development Area 16:

~~Light Industrial~~:

1. The light industrial use shall be adequately buffered from surrounding residential uses in terms of noise, light and glare and air pollution. Such buffering shall include, but not be limited to, trees, shrubbery, and decorative solid walls. Lighting for light industrial uses shall be designed such that there is no spillover onto adjacent residential properties.

2. Light industrial uses on through lots (those that extend from Myrtle Avenue to Peck Road) may be permitted with appropriate mitigation measures.

3. All light industrial development shall front Myrtle Avenue, and primary access to the site shall be from Myrtle Avenue.

4. The height and setback of all structures within 100 feet of the Peck Road frontage shall be consistent with the height limit in the Medium Density Residential Zone.

~~Residential~~:

5. Residential uses along Peck Road shall be developed at RM 5500 standards.

6. The residential neighborhood to the north of Spanner Street shall be maintained as a single family neighborhood with no intrusion of industrial development.

Planned Development

Area 16

AREA PD-17 - El Sur St./Atara St. Area: This area is bounded by an industrial area on the north and west (Myrtle Avenue frontage), and a single-family residential area located in Los Angeles County to the east and south. Most of the lots near Myrtle Avenue are developed with industrial uses while interior lots are still developed primarily with single-family residences. The area has several problems, the most obvious being incompatible land uses. Some of the industrial uses are poorly designed, with inadequate loading and parking facilities and outdoor storage of materials without adequate screening. Some of the homes in the area are in need of improvements. The two east-west streets serving the area are private streets. They are not dedicated and are not developed to City standards. Finally, the ownership patterns consist of many small lots characteristic of a single-family subdivision.

The following development guidelines apply to Planned Development Area 17:

1. The area on Atara Street and El Sur Street shall be designated for residential development, with a Low Density Residential (R-L) designation.

2. The street frontage along Myrtle Avenue and the existing improved industrial lots adjacent to the frontage shall be designated for light industrial development.

3. The light industrial uses shall be adequately buffered from surrounding residential uses in terms of noise, light and glare, and air pollution. Such buffering shall include, but not be limited to, building setbacks, trees, shrubbery, and decorative solid walls.

Planned Development

Area 17

AREA PD-18 - Jeffries at Peck Road: The area is a total of 18,730 square feet at the southwest corner of Jeffries and Peck Road. At present, a dairy occupies the 13,070 square foot lot to the north and a commercial building occupies the 5,660 square foot lot to the south. Because the area is surrounded by a variety of uses: commercial, industrial, school/church, and residential, the uses allowed in the area are restricted.

EXISTING

The following development guidelines apply to Planned Development 18:

1. Light manufacturing uses should be allowed but restricted to research and development uses, assembly and/or packaging of already manufactured products excluding food, and custom manufacturing as defined in the Zoning Ordinance.

2. Public/Quasi public uses should be allowed after determining compatibility through the CUP process.

3. Commercial uses should be allowed excluding automotive repair, sales/rentals, servicing or storage.

4. Only parking of employee/customer cars allowed in the parking lots. No outdoor storage allowed.

5. No industrial uses shall be permitted that generate noise that emanates past the property lines.

Planned Development

Area 18

AREA PD-19 Novice Lane area between California/Myrtle Avenues - This is a mixed use area with industrial uses on the California side, vacant land, and single family residential on the Myrtle Avenue side. The industrial uses shall be allowed to expand from east to west but consideration of the single family homes on the west shall be given. The following development guidelines apply to Planned Development Area 19:

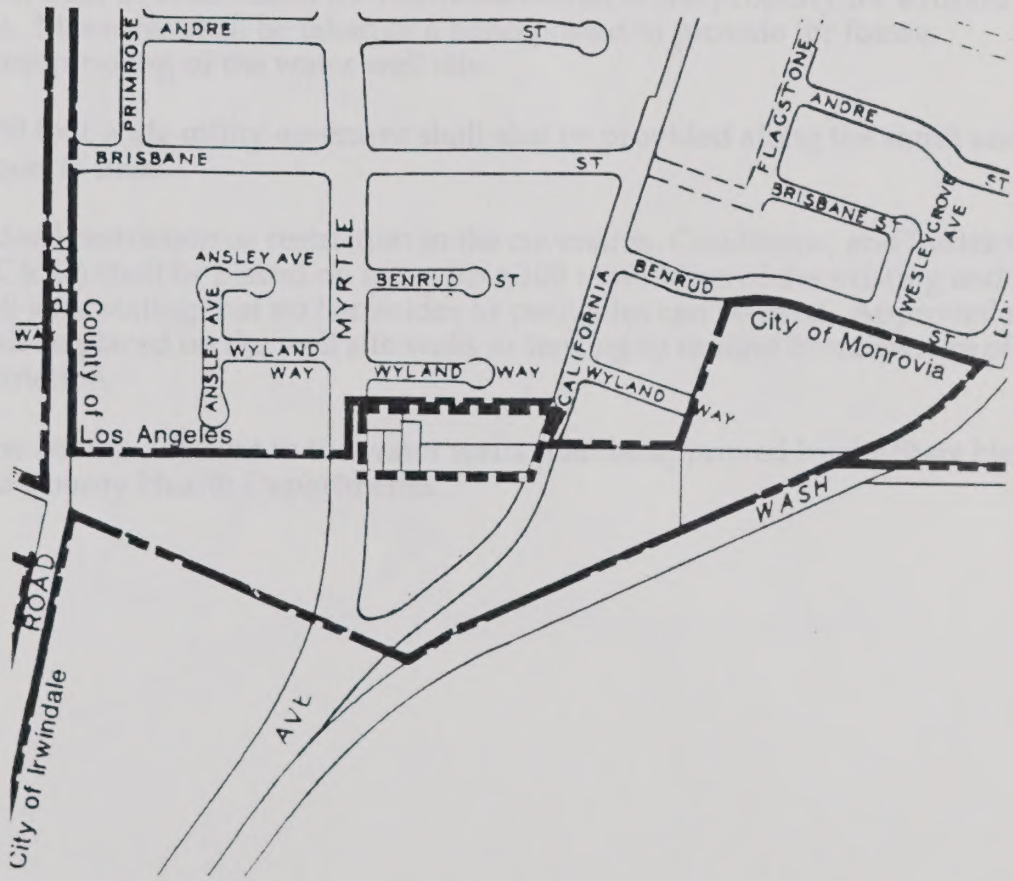
1. The existing single family residential homes shall be treated as permitted uses and be allowed to expand and be upgraded as typically permitted. Conversion of existing residences to industrial uses shall not be permitted.

2. Industrial uses shall be allowed but designed so the residential lots will not be adversely impacted.

3. Any new development will trigger a review of access and possible improvement of Novice Lane.

Planned Development

Area 19



AREA PD-20 - Valley Circle: The 6.17 acre site is surrounded by Benrud Street on the north, the Sawpit Wash on the east and south, and Wyland Way deadends into the property to the west. Between 1955 and 1989,the City property was used as a ball field and residential land uses are now being encouraged. The site is surrounded by County unincorporated area and Duarte's Sphere of Influence.

The following development guidelines apply to Planned Development Area 20:

1. The site may be developed at a Residential Medium Density with minimum lot sizes of 4,500 square feet.

2. The existing water well shall be on a separate lot and shall not emit a noise level greater than 50 Decibels at the property line. A combination of a soundproof housing, decorative block walls, and landscaping shall be required.

   A lot shall be reserved at the northeast corner of the property for a future well site. Measures shall be taken or a bond posted to provide for future soundproofing of the water well site.

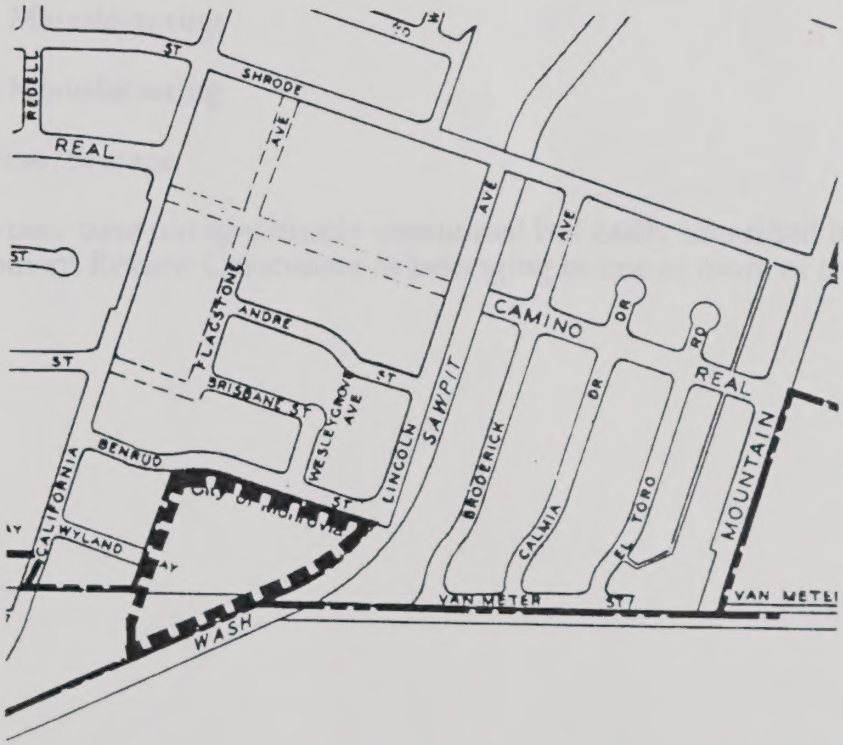
   A 30 foot wide utility easement shall also be provided along the south and east property lines.

3. A deed restriction or restriction in the covenants, Conditions, and Restrictions (CC&Rs) shall be placed on lots with a 100 foot radius of the existing and future well sites stating that no herbicides or pesticides can be used. Approved signs shall be placed on the well site walls or fencing to remind homeowners of this restriction.

   New sewers adjacent to the water wells shall be approved by the State Health and County Health Departments.

Planned Development

Area 20



AREA PD-21 Peck Road Specific Plan: This area contains several auto dismantling and salvage facilities, roofing wholesale supplies and RV storage and sales. The area surrounding Area PD-21 includes commercial development to the north, Peck Road Spreading Grounds to the south, residential to the west (County) and a gravel pit to the east. With the exception of the gravel pit, surrounding uses are located outside the City in Los Angeles County.

Detailed development standards for this area are contained in the Peck Road Specific Plan.

The following uses are allowed in the Peck Road Specific Plan Area with a Conditional Use Permit.

1. Auto dismantling and salvage yards.

2. Custom Manufacturing

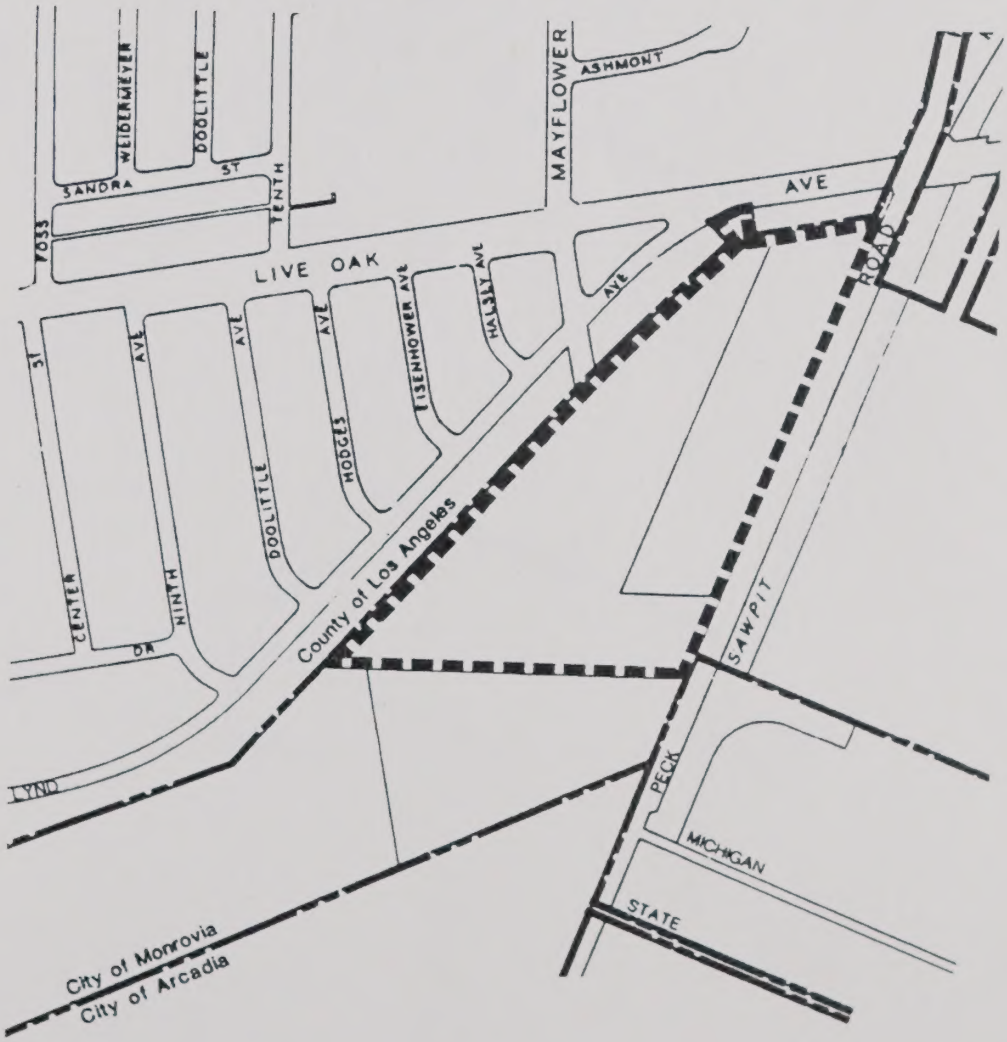
3. General Manufacturing

4. Warehouse/Storage

5. Other types: uses not specifically mentioned but easily identified by the Development Review Committee as belonging to one or more of the above type uses.

Planned Development

Area 21



AREA PD-22- Peck Road Dump Site: The area is an old gravel pit located south of Live Oak and east of Peck Road. The site is 45.68 acres and is now used for a Class 3 dump. Industrial uses would be appropriate for the site.

~~Development guidelines are~~:

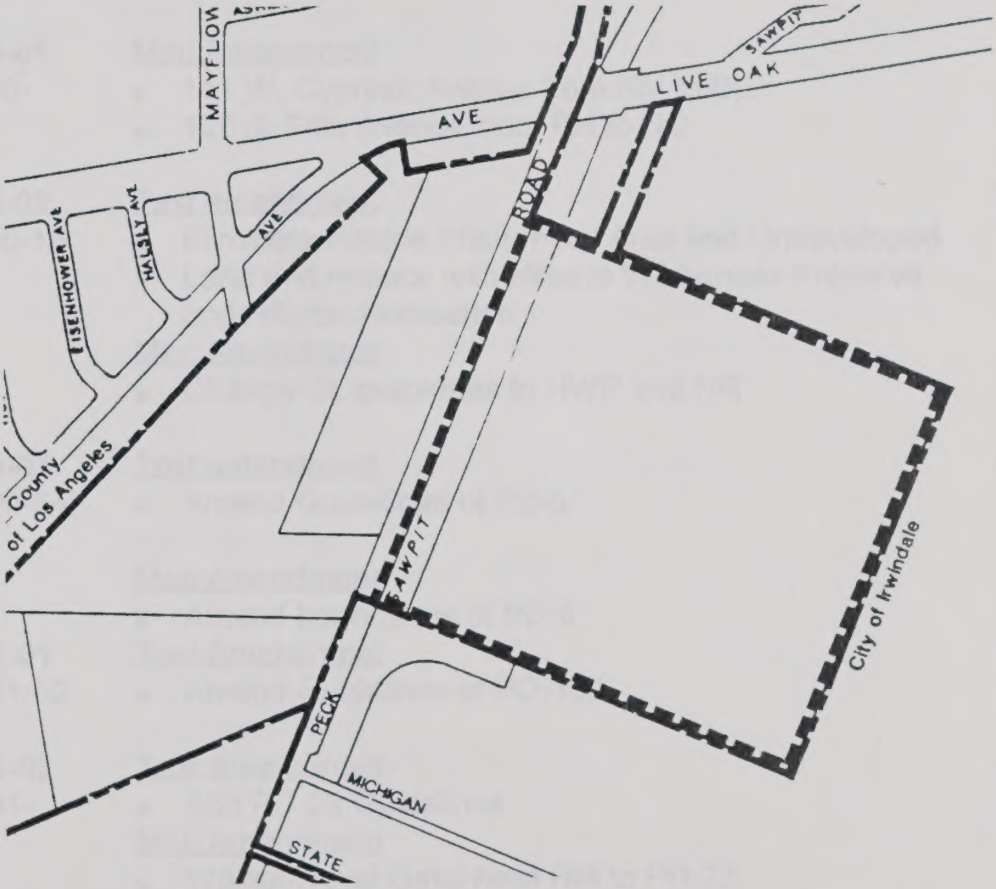
1. Industrial shall be encouraged.

2. Development shall be in accordance with the standards required for the M (Manufacturing) zone.

3. Extensive soil tests must be required before development is approved.

Planned Development

Area 22



GENERAL PLAN AMENDMENTS

LAND USE ELEMENT

GPA96-01	Map Amendment • Parking Lot 3 from PQP to PD-5 • 135 E Colorado from PD-5 to PQP	
GPA99-01 Reso 99-01	Map Amendment • 429 Wildrose/122 California from PD-2 to PQP	2-9-1999
GPA2000-01 Reso 2000-	Map Amendment • 111 W. Cypress Avenue from RM to BE • 120 S. Fifth Avenue from RH to NC	
GPA2000-02 Reso 2000-16	Text amendment. • Eliminate Hillside Wilderness Area and Undeveloped Land and replace with Hillside Wilderness Preserve and Hillside Recreation Map Amendment • Change UL properties to HWP and HR	3
GPA2000-03 Reso 2000-84	Text amendment • Amend Guidelines of PD-5 Map amendment • Amend boundaries of PD-5	9-26-2000
GPA2001-01 Reso 2001-02	Text Amendment • Amend Guidelines of PD-10A	1-09-2001
GPA2001-02 Reso 2001-	Text Amendment • Add PD-23 Guidelines Map Amendment • Walnut/Royal Oaks Area RM to PD-23	3-13-2001

Land Use Element

General Plan Amenedments

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GPA2001-02 Reso 2001-	Text Amendment • Add PD-23 Guidelines Map Amendment • Walnut/Royal Oaks Area RM to PD-23	3-13-2001

RESOLUTION NO. 98-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, AMENDING THE DEVELOPMENT GUIDELINES OF AREA PD-3 DESCRIBED IN EXHIBIT "A"

THE CITY COUNCIL OF THE CITY OF MONROVIA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Planning Commission, after a duly noticed public hearing, recommended to the City Council approval of an amendment to the development guidelines of Area PD-3 Land Use Element described in Exhibit "A".

WHEREAS, the Planning Commission has heretofore certified that a Negative Declaration for the proposed amendment has properly been prepared, and

WHEREAS, Planning Commission Resolution No. 97-01 recommends to the City Council that the amendment to the development guidelines of Area PD-3 of the Land Use Element be adopted, and

WHEREAS, the City Council has held a public hearing to consider adoption of the amendment to the development guidelines of Area PD-3 of the Land Use Element.

NOW, THEREFORE, be it resolved that the City Council of the City of Monrovia does hereby adopt of the amendment to the development guidelines of Area PD-3 of the Land Use Element.

The Clerk of the City of Monrovia shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 13th day of January, 1998 by following vote:

AYES: Councilmember Garcia, Mayor Pro Tem Blakely and Mayor Bartlett
NOES:
EXCUSED: Councilmembers Adams and Hammond
ABSTAIN:

Robert T. Bartlett, Mayor

Attest:

Linda B. Proctor, City Clerk

Approved as to Form:

Michele Beal Bagnaris, City Attorney

RESOLUTION NO. 2000-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA APPROVING GENERAL PLAN AMENDMENT GPA2000-03, AMENDING THE TEXT OF PLANNED DEVELOPMENT—AREA 5 OF THE LAND USE ELEMENT OF THE GENERAL PLAN AND CHANGING THE LAND USE DESIGNATION IN SPECIFIED AREAS IN THE LAND USE ELEMENT OF THE GENERAL PLAN.

THE CITY COUNCIL OF THE CITY OF MONROVIA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

Section 1. City Staff has initiated this application for General Plan Amendment GPA GPA200-03 to amend the text of Planned Development-Area 5 contained in the Land Use Element of the General Plan. GPA 2000-03 also proposes to amend the Land Use Element regarding the zone designation of several properties.

Section 2. On August 30, 2000, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on General Plan Amendment GPA2000-03 and adopted Planning Commission Resolution No. 2000-12 recommending approval of GPA2000-03.

Section 3. On September 26, 2000, the City Council of the City of Monrovia conducted a duly noticed public hearing on General Plan Amendment GPA2000-03.

Section 4. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City Staff prepared an Initial Study of the potential environmental effects of the proposed general plan amendment ("project"). Based upon the findings contained in that Study, City staff determined that there was no substantial evidence that the project could have a significant effect on the environment and a Negative Declaration was prepared. The City Council has reviewed the Negative Declaration and finds that it was prepared in compliance with CEQA, that City staff has correctly concluded that the project will not have a potential significant effect on the environment, and that the findings contained therein represent the independent judgment of the City Council. Based on these findings, the City Council adopts the Negative Declaration for this project.

Section 5. Now, therefore, the City Council grants approval of General Plan Amendment GPA2000-03 as follows:

A. Amendment to the text of Planned Development—Area 5 contained in the Land Use Element of the General Plan in manner set forth in Exhibit "D" attached hereto and incorporated herein by this reference.

B. Amendment to the Land Use Element's designation of the various properties set forth below in the manner designated in the appropriate exhibit:

(i) 1215 Encino Avenue/836 Bonita Avenue, as described in Exhibit "A" attached hereto and incorporated herein by this reference, from Public/Quasi-Public to Residential Medium Density designation;

(ii) 111 West Lemon Avenue, as described in Exhibit "B" attached hereto and incorporated herein by this reference, from Residential High Density to Planned Development—Area 5 designation;

(iii) 181 West Huntington Drive, as described in Exhibit "C" attached hereto and incorporated herein by this reference, from Commercial/Regional-Subregional and Manufacturing to Office/Research and Development/Light Manufacturing designation;

(iv) Northeast corner of Primrose and Lemon Avenues, as described in Exhibit "E" attached hereto and incorporated herein by this reference, from Residential High Density to Planned Development—Area 5 designation.

The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 26th day of September 2000.

AYES: Councilmembers Garcia, Hammond, Blakely, Adams, Mayor Bartlett
NOES:
EXCUSED:
ABSTAIN:

Robert Bartlett, Mayor
City of Monrovia

ATTEST:

Linda B. Proctor, CMC/AAE, City Clerk
City of Monrovia

APPROVED AS TO FORM:

Michael Colantuono, City Attorney
City of Monrovia

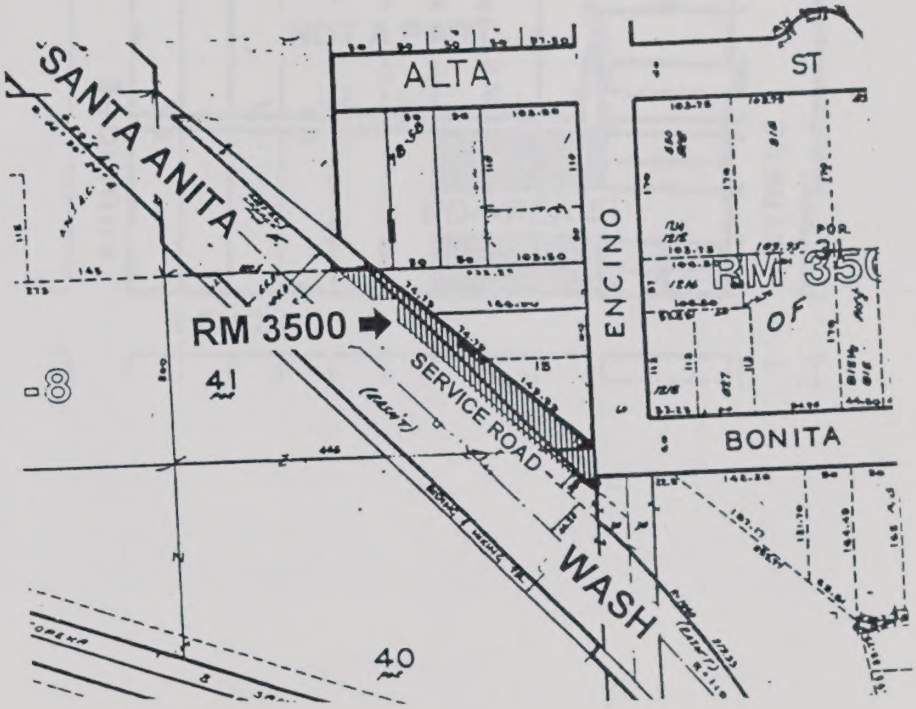
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EXHIBIT A

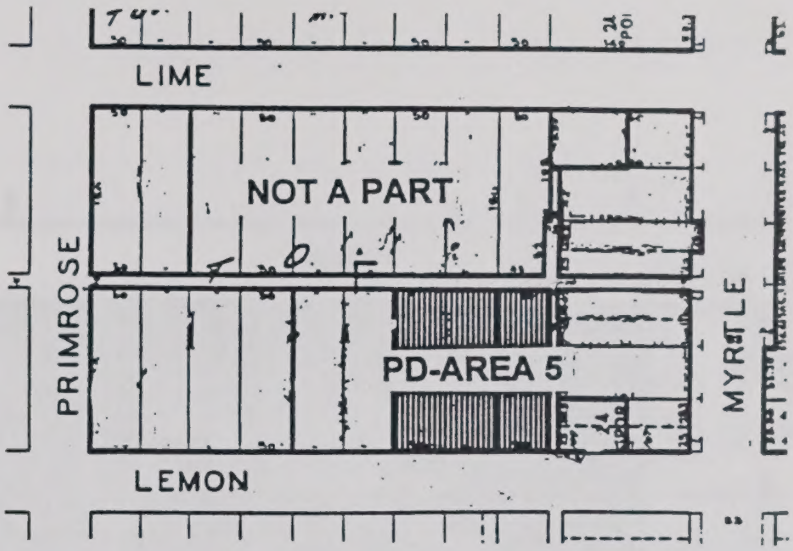

EXHIBIT B

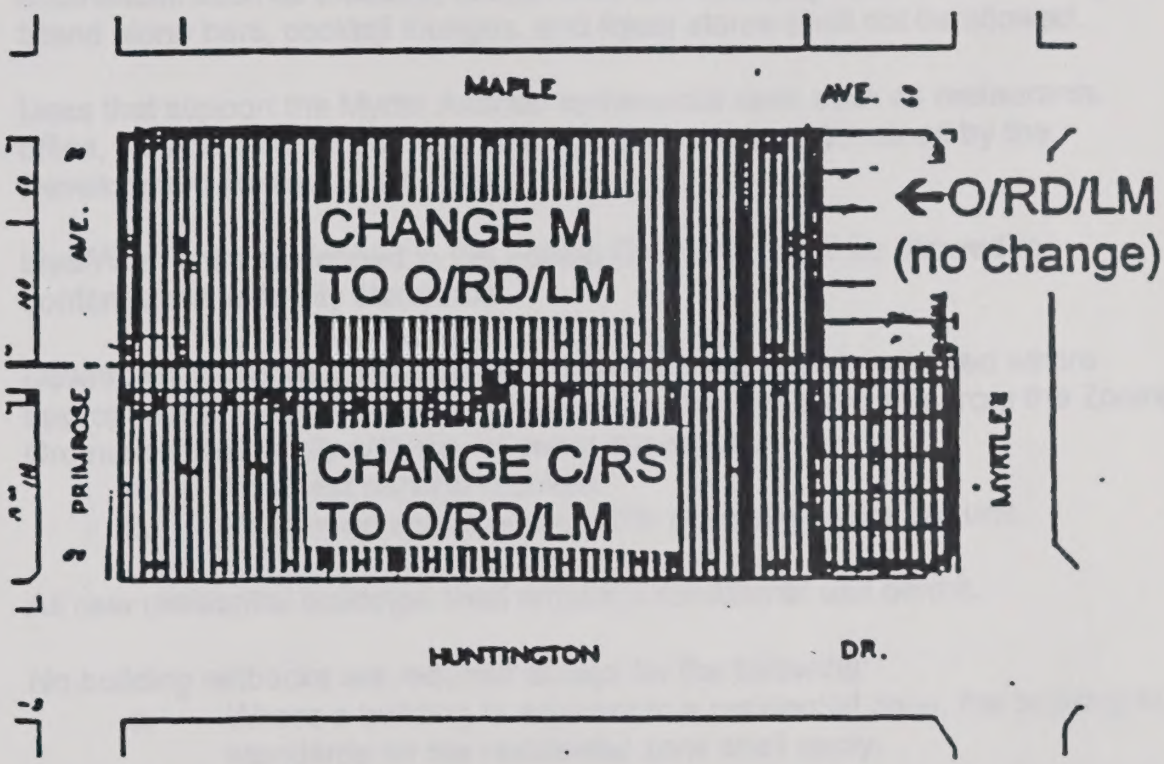
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EXHIBIT C

EXHIBIT "D"

AREA PD-5 DOWNTOWN: These areas are adjacent to the Historic Commercial Downtown designations along Myrtle Avenue. These areas can support a variety of uses but the uses should be related to Myrtle Avenue and be of a quality in keeping with Old Town Monrovia.

The following development guidelines shall apply to Planned Development – Area 5:

1. A pedestrian oriented atmosphere shall be maintained with Myrtle Avenue as the focal point.

2. Businesses such as theaters, restaurants, and specialty retail are encouraged. Stand alone bars, cocktail lounges, and liquor stores shall not be allowed.

3. Uses that support the Myrtle Avenue commercial uses such as restaurants, office, service commercial, and other similar uses as determined by the Development Review Committee.

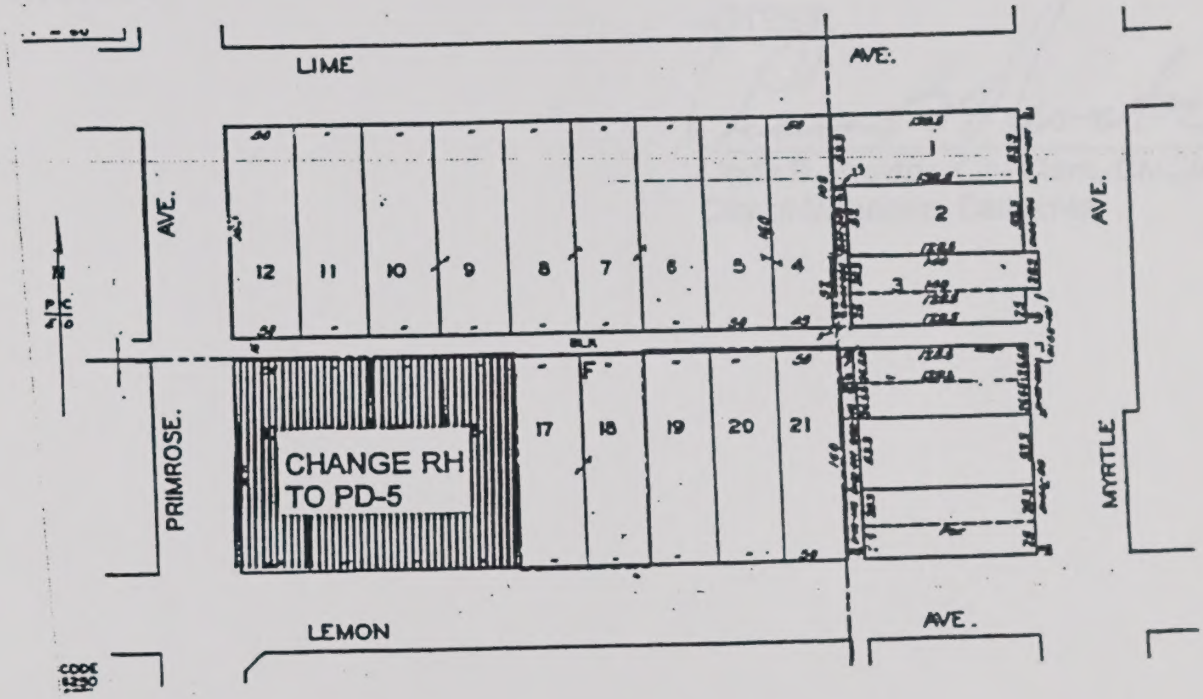
4. Live/Work units as defined in the Zoning Ordinance shall be allowed in conformance with City standards.

5. Downtown Residential High Density developments shall be allowed where appropriate in relation to existing land uses. The RH standards from the Zoning Ordinance shall apply with the following exceptions:
    a. No guest parking required.
    b. Recreation space equal to 5% of dwelling area per unit.

6. All new residential buildings shall require a conditional use permit.

7. No building setbacks are required except for the following:
    a. Where a building is adjacent to a residential zone, the building bulk standards for the residential zone shall apply.
    b. For property lines adjacent to Primrose Avenue or Ivy Avenue a ten-foot setback shall be required.
    c. The Development Review Committee shall determine appropriate setback requirements based on adjacent land uses.

8. Public improvements shall be compatible with the downtown theme in terms of street furniture, lighting, and landscaping.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TO PD-5

EXHIBIT E

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF MONROVIA)

I, LINDA B. PROCTOR, CMC/AAE, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing Resolution No. 2000-84 relating to General Plan Amendment GPA2000-03 was duly adopted and passed at a regular meeting of the City Council on the 26th day of September 2000 by the following vote:

AYES: Councilmembers Adams, Blakely, Garcia, Hammond and Mayor Bartlett
NOES:
ABSTAIN:
EXCUSED:

ATTEST:

Linda B. Proctor, City Clerk, CMC/AAE
City of Monrovia, California

4. Bruce

RESOLUTION NO. 2001-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA APPROVING GENERAL PLAN AMENDMENT GPA2001-01, AMENDING THE TEXT OF PLANNED DEVELOPMENT—AREA 10A OF THE LAND USE ELEMENT OF THE GENERAL PLAN

THE CITY COUNCIL OF THE CITY OF MONROVIA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

Section 1. The applicant has initiated this application for General Plan Amendment GPA2001-01 to amend the text of Planned Development-Area 10A contained in the Land Use Element of the General Plan.

Section 2. On December 13, 2000, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on General Plan Amendment GPA2001-01 and adopted Planning Commission Resolution No. 2000-12 recommending approval of GPA2001-01.

Section 3. On January 9, 2001, the City Council of the City of Monrovia conducted a duly noticed public hearing on General Plan Amendment GPA2001-01.

Section 4. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City Staff prepared an Initial Study of the potential environmental effects of the proposed general plan amendment ("project"). Based upon the findings contained in that Study, City staff determined that there was no substantial evidence that the project could have a significant effect on the environment and a Negative Declaration was prepared. The City Council has reviewed the Negative Declaration and finds that it was prepared in compliance with CEQA, that City staff has correctly concluded that the project will not have a potential significant effect on the environment, and that the findings contained therein represent the independent judgment of the City Council. Based on these findings, the City Council adopts the Negative Declaration for this project.

Section 5. Now, therefore, the City Council grants approval of General Plan Amendment GPA2001-01 amending the text of Planned Development—Area 10A contained in the Land Use Element of the General Plan in manner set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

The City Clerk shall certify to the adoption of this Resolution and shall cause this resolution to be entered in the Book of Resolutions of the City Council of the City of Monrovia.

PASSED, APPROVED, AND ADOPTED this 9th day of January 2001.

AYES: Councilmembers Blakely, Garcia, Hammond and Mayor Bartlett
NOES:
EXCUSED:
ABSTAIN: Councilmember Adams

Robert Bartlett, Mayor
City of Monrovia

ATTEST:

Linda B. Proctor, CMC/AAE, City Clerk
City of Monrovia

APPROVED AS TO FORM:

Michael Colantuono, City Attorney
City of Monrovia

AREA PD-10 - Auto Center: This area is primarily dedicated to auto center dealerships but there are other uses such as the Cal Trans yard and a service station.

The following development guidelines apply to Planned Development Area 10:

1. New car dealerships and ancillary activities such as new car servicing and used car sales (servicing and used car sales must be part of a new car dealership) are the primary intended uses of this area.

2. All development should be designed to create an expansive auto center atmosphere that includes product display in front, outside and in showrooms, while keeping servicing operations hidden from off-site view.

3. The minimum site size for an auto dealership shall be that which is necessary to create an expansive design including placement of buildings to be in harmony with the neighboring structures and setbacks and to accommodate required on-site parking and landscaping.

4. Landscaping and streetscape shall be consistent throughout the Center and shall be in compliance with the approved auto center landscape/hardscape plan.

5. Fencing and walls shall not be located within the setback area paralleling a street right-of-way. All other perimeter fencing shall be wrought iron or other approved materials.

6. Signage shall provide for maximum aesthetics and appropriate visibility for each franchise-holder. Each franchise-holding establishment shall submit a sign plan for review that may include a combination of wall, monument, freestanding, special purpose, and miscellaneous signs as provided for in the Sign Ordinance of the Municipal Code. Each sign plan shall be consistent with other sign plans in intensity, scale, quantity and location without necessarily being identical. Existing signs at the time these guidelines are approved shall be considered approved and shall constitute the sign plans for the respective franchise-holders.

The following development guidelines apply to Planned Development Area 10A:

7. **The building fronting Huntington Drive may be used for new automobile and/or motorcycle sales, office uses as approved by the Development Review Committee, new retail, and any indoor incidental storage or warehousing associated with the uses. The rear of the site can be used for new car, motorcycle sales and automotive repair shop where all work is customarily done in one day, inside storage and warehousing, and light manufacturing subject to Development Review Committee approval.**

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF MONROVIA)

I, LINDA B. PROCTOR, CMC/AAE, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing Resolution No. 2001-02 relating to General Plan Amendment GPA2001-01 was duly adopted and passed at a regular meeting of the City Council on the 9th day of January 2001 by the following vote:

AYES: Councilmembers Blakely, Garcia, Hammond and Mayor Bartlett
NOES:
ABSTAIN: Councilmember Adams
EXCUSED:

ATTEST:

Linda B. Proctor, City Clerk, CMC/AAE
City of Monrovia, California

CITY COUNCIL AGENDA REPORT

DEPARTMENT: Community Development **MEETING DATE: January 9, 2001**

PREPARED BY: Alice Griselle, Planning Division Manager **AGENDA LOCATION: D-1**

TITLE: **General Plan Amendment 2001-01; Amend the Guidelines of Planned Development Area 10A of the Land Use Element of the General Plan for Property Owned by Michael Sharp at 802 East Huntington Drive; Resolution No. 2001-02.**

SUBJECT: Text Amendment to Development Guidelines for Planned Development Area PD-10A of the General Plan

OBJECTIVE: Amend the guidelines of Planned Development Area 10A of the Land Use Element of the General Plan to (1) allow office and other non-automotive uses on the Huntington Drive frontage, and (2) continue to allow on the remainder of the site automotive related uses in addition to specific light manufacturing uses.

BACKGROUND: The owner of the property has requested amendment to the guidelines of Planned Development Area 10A (PD-10A). The request is to allow additional specified uses on the property in addition to the existing automotive uses.

A Negative Declaration has been prepared for the project in accordance with the California Environmental Quality Act. An Initial Study indicated this project would have no adverse impacts.

ANALYSIS: Planned Development Area 10A is located on the south side of East Huntington Drive between the Sawpit Wash on the east and Cypress Avenue and adjoining lots to the west which front Cypress and Los Angeles Avenues. The site is an irregular shape with approximately 135 feet of frontage on Huntington Drive, 130 feet of frontage on Cypress Avenue, approximately 600 feet of length along the Sawpit Wash, and 558 feet of length adjoining the rear of properties to the west. The total size of the triangular lot is 52,000 square feet.

The surrounding General Plan and zoning designations are Commercial-Regional/Subregional for the Albertson's Shopping Center across Huntington Drive to the north, Public/Quasi-Public for the Sawpit Wash to the east and Office/Research and Development/Light Manufacturing for the Huntington Drive frontage to the west and to the rear to the west is Manufacturing.

The subject site has been designated PD-Area 10A since the early 1980's. The designation of PD-Area 10A was to provide for uses (i.e. automotive related) to complement the new car dealerships on Mountain and Central Avenues.

The owner of the site is looking for expanded types of uses for the front and rear buildings and has requested a change in the text of PD-Area 10A in the General Plan. Staff and the Development Review Committee, recommended and the Planning Commission agreed that a broader number of uses is possible for the front and rear portions of the site. Currently the text reads:

7. New car, motorcycle sales and automotive repair shops where all work is customarily done in one day. Typical uses shall include tire, muffler, or service/tune-up shops.

The recommended revised wording is as follows:

7. The building fronting Huntington Drive may be used for new automobile and/or motorcycle sales, office uses as approved by the Development Review Committee, new retail, and any indoor incidental storage or warehousing associated with the uses. The rear of the site can be used for new car, motorcycle sales and automotive repair shop where all work is customarily done in one day, inside storage and warehousing, and light manufacturing subject to Development Review Committee approval.

The PD-Area 10A site is an irregular shape and in a location that wedges it between the Sawpit Wash and the rear of manufacturing designated lots. However, while the rear of the site is not highly visible, the front of the site has visibility to Huntington Drive and Cypress. Allowing the broadening of the uses currently allowed in the PD-Area 10A will benefit the front of the site by allowing the less intense office use. The Development Review Committee will review the kinds of office uses to determine the availability of parking and the appropriateness for the site and the area. Allowing the addition of warehousing and light manufacturing to the rear buildings subject to Development Review Committee review will expand the number of uses permitted on the site. The parking is comparable and the intensity of the business is likely less or the same intensity of currently allowed automotive repair shops.

Conclusion

The General Plan is Monrovia's long range plan to serve as a guide for the physical development of the City. However, as stated in the introduction of the General Plan of Monrovia, "General Plans are not final and absolute" and need to be amended and revised to reflect current directions in the land use.

Staff feels that broadening the uses in PD-Area 10A will benefit the site and surrounding land uses by including the possibility of office use on the front of the site.

FISCAL IMPACT: There is no direct fiscal impact related to amending the guidelines of Planned Development Area 10A.

RECOMMENDATION: At their meeting of December 13, 2000, the Planning Commission unanimously adopted Planning Commission Resolution 2000-12 recommending approval of the General Plan amendment to the City Council.

COUNCIL ACTION REQUIRED: If the City Council concurs with this recommendation, following the Public Hearing, the following actions are appropriate:

1. Find that General Plan Amendment GPA2001-01 will not have a significant effect on the environment and approve a Negative Declaration.

2. Adopt Resolution 2000-02 approving General Plan Amendment GPA2001-01.

MOTION

Adopt Resolution No. 2000-02 amending the General Plan

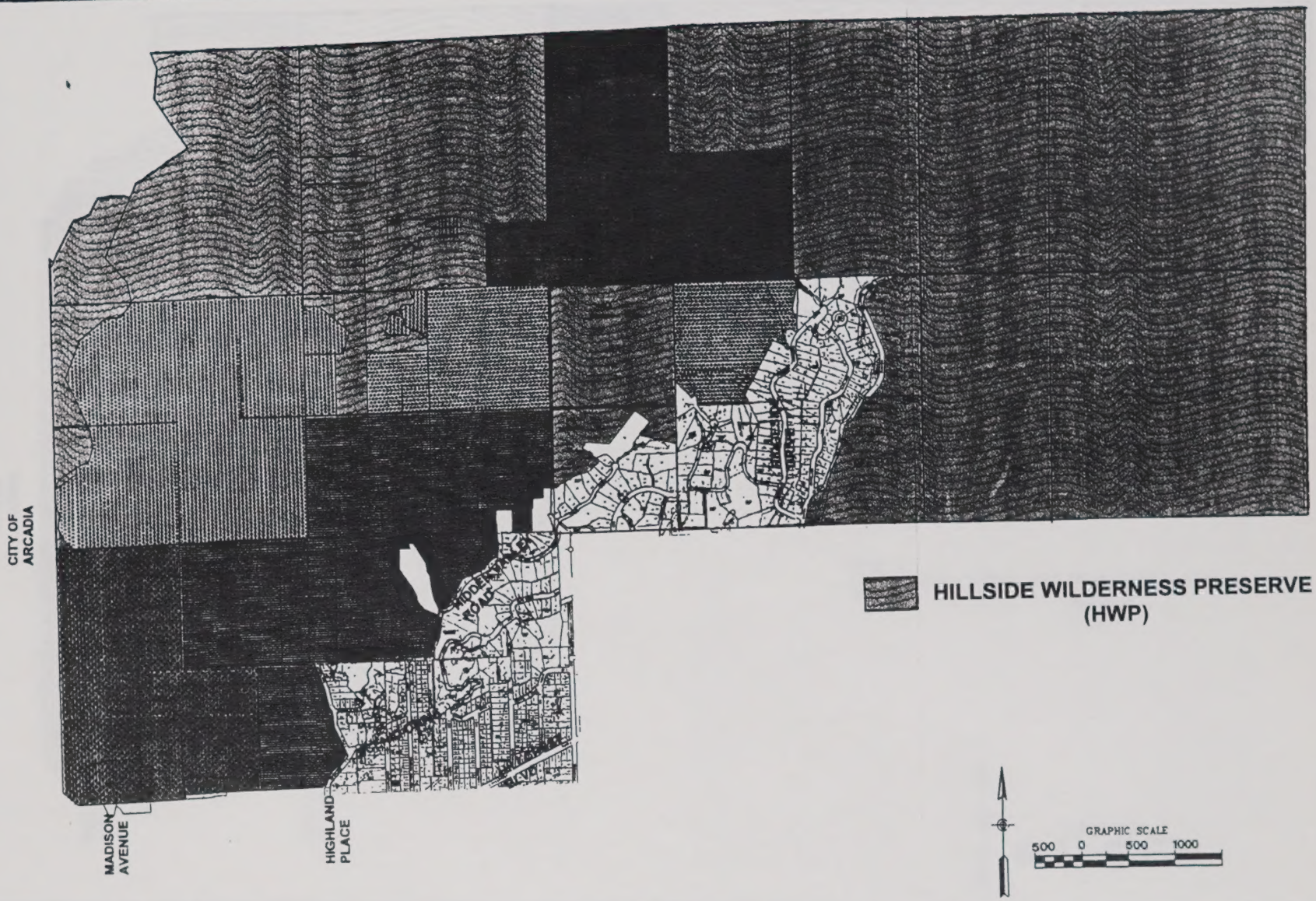
CITY OF ARCADIA
MADISON AVENUE
HIGHLAND PLACE
HIDDEN ROAD
HILLSIDE WILDERNESS PRESERVE (HWP)
GRAPHIC SCALE
500 0 500 1000

EXHIBIT A

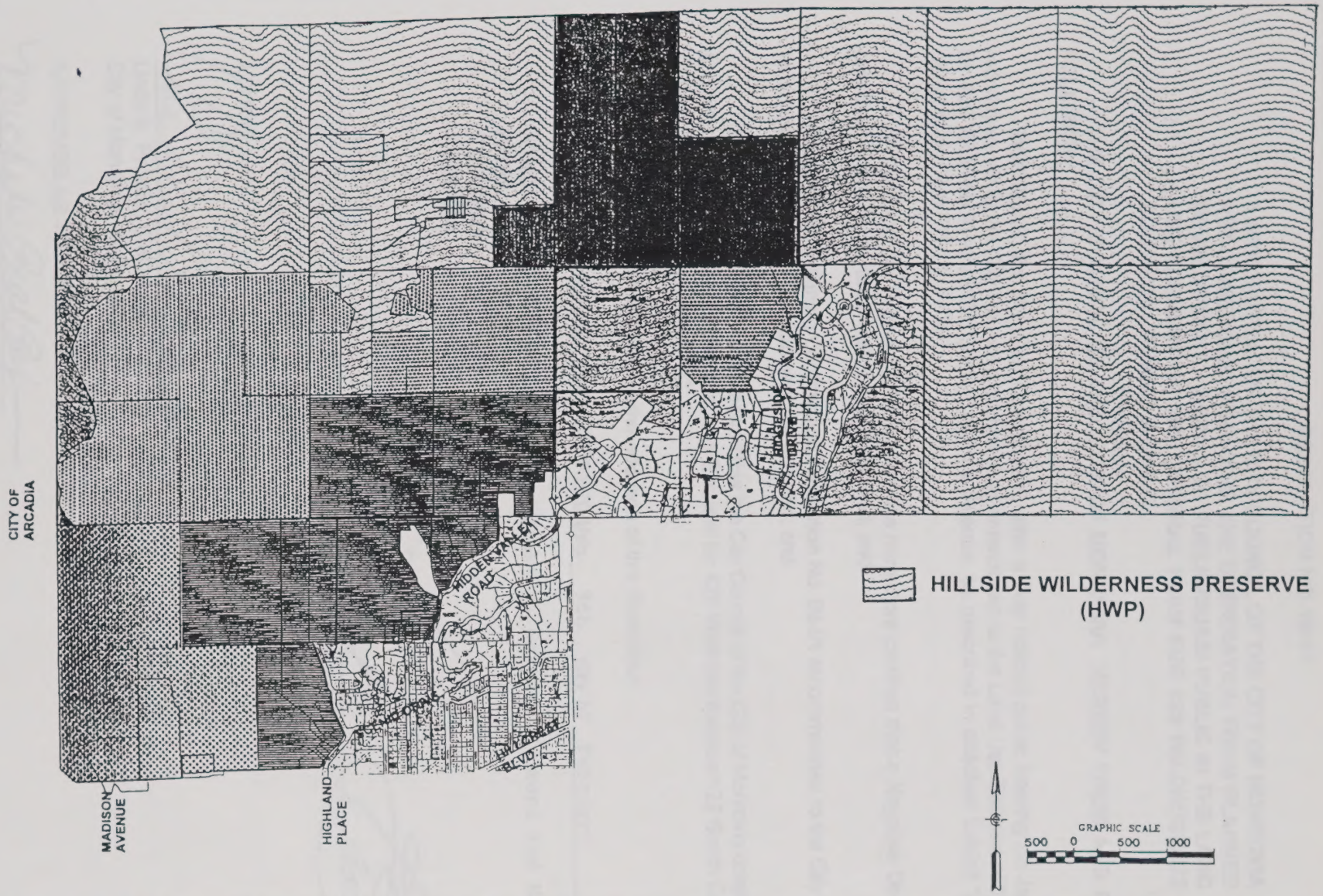
CITY OF ARCADIA
MADISON AVENUE
HIGHLAND PLACE
HIDDEN VALLEY ROAD
HILLSIDE DRIVE
HILLCREST BLVD
HILLSIDE WILDERNESS PRESERVE (HWP)
GRAPHIC SCALE
500 0 500 1000

EXHIBIT A

RESOLUTION NO. 99-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA RECOMMENDING CHANGING THE DESIGNATION FROM PLANNED DEVELOPMENT – AREA 2 TO PUBLIC/QUASI PUBLIC IN THE LAND USE ELEMENT OF THE GENERAL PLAN FOR 429 WILDROSE/122 SOUTH CALIFORNIA AVENUE.

THE CITY COUNCIL OF THE CITY OF MONROVIA HEREBY FINDS AND RESOLVES AS FOLLOWS:

WHEREAS, the Planning Commission, after a duly noticed public hearing on January 13, 1999 recommended to the City Council approval of an amendment to the Land Use Element of the General Plan for 429 Wildrose Avenue/122 South California Avenue, as described in attached Exhibit "A" changing the designation from PD-2 to P/QP.

WHEREAS, the Planning Commission has heretofore certified that a Negative Declaration for the proposed amendment has properly been prepared, and

WHEREAS, Planning Commission Resolution No. 99-01 recommended to the City Council that the amendment to the Land Use Element be adopted; and

NOW, THEREFORE, be it resolved that the City Council of the City of Monrovia does hereby approve and adopt the amendment to the Land Use Element for 429 Wildrose Avenue/122 South California Avenue as described in attached Exhibit "A".

The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 9th **day of** February **,1999.**

AYES: Councilmembers Adams, Blakely, Garcia, Hammond and Mayor Bartlett
NOES:
EXCUSED:
ABSTAIN:

By:

Robert T. Bartlett, Mayor
City of Monrovia, California

ATTEST:

Linda B. Proctor, CMC/AAE, City Clerk
City of Monrovia, California

APPROVED AS TO FORM:

Michele Beal Bagneris,
City Attorney

Because of its direct access to a possible future light rail line, the Santa Fe Depot is among the most logical choices for a future transit station. Convenient regional transit is a critical future planning issue.

- On Myrtle Avenue between Olive Avenue and Huntington Drive, a variety of industrial uses are currently allowed. However, the type and character of these uses has the potential to clash with the pedestrian-oriented character of the adjacent old downtown and the campus-like character of the uses along East Huntington Drive.

- Myrtle Avenue between Huntington Drive and the freeway provides a high visibility entrance to the City. The current industrial uses in this area, however, may not present the most attractive entryway to the City possible. Design considerations should be a major determinant for all future approvals.

- The allowable uses along West Huntington Drive should be re-evaluated in light of the fact that uses on this corridor are trending toward upscale, subregional retail uses.

- **Economic Expansion:** A recent market study prepared for the City reveals a demand for between 100,000 and 125,000 square feet of office space per year through 1995; an increasing demand for FIRE (finance, insurance and real estate) services industries; a strong demand for cleaner research and development businesses supported by amenities such as hotels and restaurants; and a strong demand for discount apparel retailers, music/record stores, fabric stores, sporting goods, and arts and crafts.

- **Preservation of character of residential neighborhoods and historic areas:** Numerous historic residences from the turn of the century establish the character of Monrovia. These older, historic residences should be preserved.

- In some medium and high density residential areas, new development under existing development standards is often out of scale and character with the existing neighborhood and seems to result in loss of valued open space and overcrowding. An example of this can be seen in the central area of the City, between Monterey and Violet on the west, Shamrock Avenue on the east, Foothill Boulevard on the north and Huntington Drive on the south.

- Survey results indicate many residents value the small-town historic atmosphere of Myrtle Avenue and feel that it should be maintained.

- **Environmental Sensitivity:** The foothills represent a precious natural resource to the City. Foothill development should be sensitive to the environment. In addition, a review of the need for more open space and parks for aesthetic and recreational/play purposes, particularly in high density residential areas, should be prepared

- **Commercial/Industrial Design Quality:** Consistent design standards are needed in commercial and industrial areas.

RESOLUTION NO. 2000-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA CHANGING THE LAND USE DESIGNATIONS FROM HILLSIDE WILDERNESS AREA AND UNDEVELOPED HILLSIDE LAND TO HILLSIDE WILDERNESS PRESERVE AND HILLSIDE RECREATION IN THE LAND USE ELEMENT OF THE GENERAL PLAN FOR SPECIFIC HILLSIDE PROPERTIES.

THE CITY COUNCIL OF THE CITY OF MONROVIA HEREBY FINDS AND RESOLVES AS FOLLOWS:

WHEREAS, the City Council approves an amendment to the Land Use Element of the General Plan for hillside properties, as described in attached Exhibit "A" changing the designation from Hillside Wilderness Area (HW) and Undeveloped Hillside Land (UL) to Hillside Wilderness Preserve (HWP) and Hillside Recreation (HR); and

WHEREAS, the City Council hereby finds and declares that this action is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15061(b)(3), because substantial evidence in the record of this proceeding and the Addendum to the Final Supplement to the Cloverleaf Specific Plan Environmental Impact Report and the Final Environmental Impact Report for the Madison Specific Plan and Cloverleaf Specific Plan Amendment for the Leonard, Fors and Woodward Properties demonstrates with certainty that there is no possibility the reclassification actions taken herein will have a significant effect on the environment, since no physical change to the environment is proposed. Further, the actions taken herein also are categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15301, 15304, 15305, 15307, 15308, and 15313, either individually or in combination.

NOW, THEREFORE, be it resolved that the City Council of the City of Monrovia does hereby approve and adopt the following text amendments and map amendments to the Land Use Element for hillside areas:

The Land Use Designation of Table LU-1 of the Monrovia General Plan is hereby amended to change the open space designation of "Hillside Wilderness Land" and "Undeveloped Hillside Land" to "Hillside Wilderness Preserve" or "Hillside Recreation" as described on Exhibit "A" . The definition of "Hillside Wilderness Preserve" shall be included in the Open Space Designations as follows:

> "Hillside Wilderness Preserve: This classification is designated for preserving open space land left in its natural state including preservation of endangered habitats and species, wildlife habitats, and wildlife corridors; open space for passive recreation uses such as hiking and nature studies; utility easements and reservoirs; and nature centers and educational

facilities. This Hillside Wilderness Preserve designation is only assigned to land owned by or conveyed to a public agency, Public Trust or conservancy, and for lands with irrevocable offers to dedicate to the City."

The definition of "Hillside Recreation shall be included in the Open Space Designations as follows:

A

"Hillside Recreation: This classification is designated for public wilderness parks and private recreational camp facilities. Recreational uses such as hiking and riding trails, nature centers, educational and incidental facilities associated with outdoor recreation are permitted. Monrovia Canyon Park, Arcadia Wilderness Park, and Trask Boy Scout Camp are currently within this designation."

The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 16th day of March 2000.

AYES:
NOES:
EXCUSED:
ABSTAIN:

BY:

Robert T. Bartlett, Mayor
City of Monrovia

ATTEST:

Linda B. Proctor, CMC/AAE, City Clerk
City of Monrovia

APPROVED AS TO FORM:

Michael G. Colantuono, City Attorney
City of Monrovia

Circulation Element

City of MONROVIA

General Plan

CITY OF MONROVIA GENERAL PLAN

CIRCULATION ELEMENT

Date of Adoption by City Council:
July 20, 1993

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INTRODUCTION TO THE CIRCULATION ELEMENT

The Circulation Element is one of seven mandated elements of a City's General Plan and is intended to guide the development of the City's circulation system in a manner compatible with the General Plan's Land Use Element. Due to the importance of a well planned circulation system, the State of California has mandated the adoption of a citywide Circulation Element since 1955.

The anticipated level of development in Monrovia by the year 2010, as identified in the Land Use Element, will generate increased levels of traffic and place additional demands on the City's circulation system. To help meet the demands and achieve balanced growth, the City of Monrovia has adopted specific goals and policies which serve as the basis for the Circulation Element.

PURPOSE OF THE CIRCULATION ELEMENT

The intent of the Circulation Element is to provide the City a circulation system which is safe, sensible and provides efficient movement of people and goods throughout Monrovia. The current State mandate for a Circulation Element states that the General Plan shall include:

"...a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities, all correlated with the land use element of the plan."

To satisfy these objectives, portions of the circulation system which require improvements due to anticipated land uses in Monrovia are identified. In an effort to alleviate traffic congestion, potential demand management strategies and transit opportunities have been identified. The corresponding goals and policies have been adopted to ensure that all components of the circulation system will satisfy the transportation needs of the City of Monrovia.

RELATED GENERAL PLAN ELEMENTS

The Circulation and Land Use Elements are two interrelated elements of the General Plan. The type and intensity of land developed will cause impacts to circulation patterns in Monrovia, while the ability of circulation facilities to accommodate future traffic volumes will be a factor in determining the most beneficial type of land uses. Additionally, land uses and policies of the Circulation Element also have a direct relationship with the housing, open-space, noise and safety elements.

SCOPE AND CONTENT OF THE ELEMENT

This element is comprised of nine sections which address the major components of the circulation system. Each section contains summary information on the existing and future conditions of the system, relevant plans and programs which influence the circulation in Monrovia, and the goal and policy statements corresponding to each component. Following these sections, noteworthy characteristics of each component of the system are discussed and displayed in the associated figures. Detailed information pertaining to existing conditions are documented in the Technical Memo. Utilities and transmission facilities are to be addressed in the City's Public Facilities Element.

CIRCULATION ELEMENT GOALS AND POLICIES

The Circulation Element is based on a set of circulation related goals which reflect and are designed to support the citywide objectives of the General Plan. The goals acknowledge the economic, social, and environmental conditions in the City and surrounding regions, and the anticipated needs of the community. The circulation goals and policies are discussed in the following sections: 1) Traffic Congestion; 2) Street Classification and Improvement; 3) Accident and Traffic Safety; 4) Transit and Public Transportation; 5) Truck Routes; 6) Bicycle Routes and Pedestrian Facilities; 7) Hillside Streets; 8) Parking; 9) Regional Planning and Air Quality.

TRAFFIC CONGESTION

The goals and policies to address traffic congestion problems are based on specific issues related to overall increase in traffic demand and inadequacy of the existing street system to handle peak hour volumes. The issues identified in relation to traffic congestion fall in the following categories: amount of new development in foothill area, existing truck routes, circulation in downtown area, types of new developments, needs for signal coordination, installation of light rail system and compliance with the Los Angeles County Congestion Management Plan.

GOAL 1: Minimize traffic congestion on arterial and collector streets during peak hours in order to ensure a safe and efficient movement of people and goods within the City.

Policy 1.1: Regulate the intensity of land use to keep traffic on any arterial in balance with roadway capacity.

Policy 1.2: Limit direct private property access to arterials, where dual access is possible, to maintain a desired quality of flow.

Policy 1.3: Design each arterial and its terminal facilities including parking with sufficient capacity to accommodate anticipated traffic based on intensity of projected and planned land use.

Policy 1.4: Locate new industrial and commercial developments and their access points in such a way that traffic does not impact local residential streets and alleys for access to the development and its parking.

Policy 1.5: Implement traffic signal coordination on City arterial streets to the maximum extent practical, and integrate signal coordination efforts with those of adjacent jurisdictions.

Policy 1.6: Implement intersection capacity improvements where feasible and justified by traffic demands.

Policy 1.7: Design and employ traffic control measures, including signalization, limiting access, turn lanes, lane striping, and signage to ensure City streets and roads function as needed.

Policy 1.8: Promote ridesharing through publicity and provision of information to the public.

Policy 1.9: Encourage employers to reduce vehicular trips by offering employees incentives such as reduced rate transit passes as well as apportioning preferred parking for ridesharing, van pools, and flexible work hours.

Policy 1.10: Improve intersection and street sections wherever necessary to maintain a level of service (LOS) C for daily traffic and LOS D for peak hour traffic.

Policy 1.11: Encourage school officials to establish rules and incentives so that students do not use their own vehicles for school transportation.

A number of issues have been reviewed to develop goals and policies related to street classification and improvements. These issues include: designation of a new collector street system, damage of pavements by heavy vehicles, needs for signalization of intersections, improvement of streets and intersections, improvement of and specific design requirements for alleys, low-cost street improvements and maintenance, need for reflective beads and restriping, roadway connections and extensions, and roadway widening.

GOAL 2: Provide a system of streets and alleys that meets the needs of current and future residents, local and commuter traffic demands and ensures the safe and efficient movement of vehicles, people and goods throughout the City. Improve streets and alleys to their full design standards.

Policy 2.1: Develop an effective street classification system that serves the various traffic needs in the area, including primary arterials, secondary arterials, collector streets, industrial streets, local streets, and residential and commercial alleys.

Policy 2.2: All arterial improvements should be designed with sufficient capacity to accommodate anticipated traffic volumes based on intensity of existing and planned land use.

Policy 2.3: Design and employ traffic control measures to ensure City streets and roads function with safety and efficiency.

Policy 2.4: Provide for safe operations of traffic by adhering to state and national standards and uniform practices.

Policy 2.5: Coordinate street system improvements and signalization with regional transportation efforts.

Policy 2.6: Discourage through traffic from using local collector and residential streets.

Policy 2.7: Maintain at least a level of service D (during peak hours) on arterial streets.

Policy 2.8: Regulate the intensity and stages of development so that traffic on any arterial remains in balance with roadway capacity.

Policy 2.9: Require that proposals for new developments, which are likely to create circulation impact (as determined by initial traffic evaluation), include a traffic impact analysis which identifies measures to mitigate the traffic impacts of new developments.

Policy 2.10: As new development or redevelopment occurs, limit the number of driveway and alley access onto arterial streets wherever possible to enhance the quality of traffic flow.

Policy 2.11: Provide bus turn-outs where appropriate along heavily traveled arterials or where the lack of a turn-out would be detrimental to traffic flow.

Policy 2.12: Continue the roadway maintenance program to periodically inspect and repair roadway pavement.

Policy 2.13: Improve skewed and offset intersections, wherever possible.

Policy 2.14: Study the feasibility of providing an underpass for Fifth Avenue at the railroad tracks to provide a needed north-south connection. Coordinate with LACTC regarding the extension of light rail system through Monrovia.

Policy 2.15: As development occurs, require the extension of Railroad Avenue easterly to California Avenue.

Policy 2.16: Require future dedication for widening of alleys as new development occurs. Establish a maintenance program for utilities in alleys (e.g. lighting), access and upgrading of existing alleys.

Policy 2.17: Establish standards and criteria for use of alleys in residential neighborhood as new development occurs.

Policy 2.18: Develop a master improvement plan for extension and upgrading of streets such as El Sur Street, Atara Street, Contented Lane, Railroad Avenue, and alleys such as between East Cherry Avenue and East Cypress

Avenue (in the 100 Block) and the deadend alley between East Colorado Boulevard and Olive Avenue.

ACCIDENT AND TRAFFIC SAFETY

These goals and policies address specific issues related to existing concerns for traffic safety on city streets. The issues include: noise and safety along Foothill Boulevard, speed violation and accidents, unsafe movements at some locations, need for a policy on speed bumps and speed control in residential areas.

GOAL 3: Reduce the number of street accidents and maintain adequate traffic safety in the entire circulation system.

Policy 3.1: Enforce speed laws strictly with special emphasis in residential areas.

Policy 3.2: Provide for safe operations of rail service, truck/auto/bus traffic, pedestrians, bicycles, and other modes by adhering to state and national standards and uniform practices.

Policy 3.3: Continue improvements for safe and efficient designs to minimize the impact of at-grade arterial railroad crossings.

Policy 3.4: Continue the traffic accident monitoring program.

Policy 3.5: Continue the activities of the Traffic Safety Committee.

Policy 3.6: Provide continuity to sidewalk system, including wheelchair ramps, when new development occurs to minimize pedestrian/vehicle conflicts.

Policy 3.7: Expand bicycle routes wherever possible to minimize bicycle/auto conflicts.

Policy 3.8: Expand crosswalk safety monitoring system in school zones.

Policy 3.9: Continue studies for establishing needs for speed bumps and speed control in residential areas.

Policy 3.10: Recognize noise problems as traffic safety concerns in areas near the freeways, railroad tracks and major construction zones. Continue studies to identify street system with noise problems, and establish needs for soundwalls.

TRANSIT AND PUBLIC TRANSPORTATION

These goals and policies address the need for a better transit system in view of regional and corridor transportation improvement plans. The issues include: need for more transit facilities to serve the captive riders, encouraging multi-family residential developments near transit routes, renovation of the railroad depot, selection of light rail stations, need for more north-south transit services, park and ride lots and a fixed-route transit loop connecting the downtown area with other commercial locations.

GOAL 4: Support the use of the public transportation, including light rail system to provide mobility to all City residents and encourage use of public transportation as an alternate to automobile travel.

Policy 4.1: Continue to provide City Public Transportation (dial-a-ride service or fixed route system) to ensure mobility within the City for residents of Monrovia.

Policy 4.2: Work with Foothill Transit, Los Angeles County Transportation Commission, and the Southern California Rapid Transit District to coordinate connections to the light rail running between Monrovia and Los Angeles.

Policy 4.3: Work with Los Angeles County Transportation Commission, the Southern California Rapid Transit District and Foothill Transit to identify needs for additional local and express bus service to Monrovia.

Policy 4.4: Comply with the requirements of Americans with Disabilities Act (ADA) to ensure accessibility of elderly and disabled persons to public transportation.

Policy 4.5: Require new development along arterial streets to provide transit facilities, such as bus shelters and turn-outs, designed to established standards and specifications, where deemed necessary.

Policy 4.6: Encourage employers to reduce vehicular trips by offering employees incentives such as reduced rate transit passes, ride sharing and van pools.

Policy 4.7: Plan for the provision of a mixed-use "Transportation Center" with a mix of uses including those that provide services for the commuter such as a park-and-ride facility to serve regional freeways (HOV Lanes), and regional bus/railroad/light rail service.

Policy 4.8: Continue to coordinate transit planning with the Southern California Association of Governments (SCAG), the Los Angeles County Transportation Commission (LACTC), the Southern California Rapid Transit District (SCRTD), Foothill Transit, and adjacent communities.

Policy 4.9: Recognize private transportation services (taxis, vans, buses and limousines) as an integral part of public transportation.

Policy 4.10: Coordinate with human service agencies and public schools to reduce duplicate transportation.

Policy 4.11: Investigate and implement new opportunities to further finance demand-responsive transit service.

Policy 4.12: Coordinate the location of future transit routes within close proximity of high demand areas. Encourage development of mixed-use Planned Development (PD) projects (e.g. joint parking structures) surrounding the light rail transit stations.

Policy 4.13: Encourage north-south transit routes to connect with the "Transportation Center" and/or light-rail stations.

Policy 4.14: Provide adequate transportation and coordination between "park-and-ride" lots and light-rail stations. Develop special design guidelines for providing adequate pedestrian access to transit stations.

Policy 4.15: Encourage a local "transit loop" between the business and employment centers and downtown Myrtle Avenue.

Policy 4.16: Include provisions in Zoning Ordinances to establish a density bonus for new developments within a defined distance from light-rail stations.

Policy 4.17: Include provisions in Parking Ordinances to establish a reduction in parking requirements for new developments within a defined distance from light-rail stations.

TRUCK ROUTES

The existing truck routes within the City have generated numerous concerns related to noise and public safety. Several issues have been identified to develop goals and policies addressing these concerns. The issues include: noise and safety concerns of the residents of Foothill Boulevard and Mountain Avenue, need for a north-south truck route in the vicinity of Mayflower Avenue, and designating streets for truck routes.

GOAL 5: Ensure a truck circulation pattern through the City to provide efficient transportation of commodities while maintaining safety and harmony in residential neighborhoods.

Policy 5.1: Limit primary truck routes to a few major arterials to lessen the impacts to residential developments.

Policy 5.2: Maintain truck routes to appropriate design standards to safely accommodate truck volumes.

Policy 5.3: Minimize noise impacts to sensitive land uses (residential areas, schools, hospital, etc.) with the development of barriers (e.g. soundwalls) and other physical separations between these uses and noise generating traffic corridors.

Policy 5.4: Allow for adequately sized on-site truck loading areas which do not interfere with nearby traffic circulation.

Policy 5.5: Provide designated truck routes for use by commercial trucks that minimizes impacts on local traffic and neighborhoods. Require new development to use specific truck routes that would avoid disruption of neighborhoods.

Policy 5.6: Enforce truck regulations to improve safety.

Policy 5.7: Install truck-route signs on mast arms of traffic signals to clearly denote truck routes. Analyze the performance of existing truck routes.

BIKE ROUTES AND PEDESTRIAN FACILITIES

There are several issues related to the bike routes and pedestrian facilities within the City. There are also concerns regarding bike access between Monrovia and the neighboring communities. Specific issues include: need for improved mountain bike access, incorporation of the Clamshell Hiking/Bike Trail into the General Plan, striping for bike lanes on City streets, sidewalk system, bike parking and bike trail along the Sawpit Wash.

GOAL 6: Protect and encourage non-motorized transportation such as bicycle and pedestrian travel.

Policy 6.1: Provide for the safety of pedestrians and bicycles by adhering to state and national standards and uniform practices.

Policy 6.2: Maintain existing pedestrian facilities and encourage new development to provide pedestrian routes to adjacent developments.

Policy 6.3: Continue accessibility of pedestrian facilities to the elderly and disabled, through such measures as construction of wheel chair ramps.

Policy 6.4: Work with adjacent jurisdictions and the Los Angeles County Transportation Commission to develop a network of on-street bike lanes or off-street bike paths where they can be implemented consistently with other circulation and land use policies.

Policy 6.5: Encourage the provision of an accessible and secure area for bicycle storage at all new and existing developments.

Policy 6.6: Encourage provision of bicycle racks or storage facilities at public gathering places.

Policy 6.7: Establish City-wide bicycle and pedestrian routes and trails and develop standards for design.

Policy 6.8: Encourage new development to provide pedestrian paths through projects.

Policy 6.9: Continue installation of facilities that are accessible for disabled persons and link public facilities and commercial areas to residential neighborhoods. The use of audible traffic signals along these routes should be considered.

Policy 6.10: Utilize easements and/or rights-of-way, street rights-of-way, and railroad rights-of-way, wherever possible for the use of bicycles.

Policy 6.11: Establish safe routes (sidewalks and bikeways) for school children in cooperation with school officials.

Policy 6.12: Require new developments to install sidewalks including wheelchair ramps where applicable.

HILLSIDE STREETS

The characteristic steep grades, curvature and rural traffic of hillside streets north of Hillcrest Boulevard have raised several concerns. Goals and policies have been developed to address these issues. Specific issues are: new developments in the hillside area, hillside standards and specifications for circulation and street improvements, lateral circulation within the hillside area, and interconnection between the hillside area and other specific plan areas.

GOAL 7: Develop and maintain a safe and efficient system of hillside streets and bike trails for movement of vehicles, people and goods.

Policy 7.1: Strictly follow hillside guidelines for new developments in hillside areas and design hillside streets to Hillside standards and specifications for circulation and street development.

Policy 7.2: Improve and maintain existing pedestrian trails along Sawpit Wash and Santa Anita Wash.

Policy 7.3: Provide adequate lateral circulation within the developments so that access can be obtained from more than one street.

Policy 7.4: Improve existing fire breaks and fire roads for better emergency access.

Policy 7.5: Encourage formation of assessment districts to coordinate new hillside developments and for the maintenance of new private streets. Require homeowners associations to properly maintain new private streets through conditions, covenants and other restrictions.

PARKING

Parking issues relate to the availability and control of parking spaces near the activity centers and land uses along the City streets. These issues reflect citizen's concerns in the use of parking facilities within the business areas as well as in the residential-recreational areas. The issues that have prompted development of specific parking goals and policies include: inadequate parking in downtown area, adverse parking impacts from multi-family development, need for additional parking studies, illegal alley parking, need for a parking assessment district, inadequate school parking, and need for revised parking standards.

GOAL 8: Provide an adequate supply of convenient parking for all developments in the City, in a manner which is consistent with the goals of managing transportation demand and providing efficient arterial traffic flows.

Policy 8.1: Review zoning code parking requirements, and revise as necessary so that standards conform to actual parking demands.

Policy 8.2: Require all new developments to provide off-street parking in compliance with the City's Zoning Code.

Policy 8.3: Encourage employers to include parking provisions in transportation demand management plans.

Policy 8.4: Facilitate the development of parking facilities through such methods as alley vacation and lot consolidation.

Policy 8.5: Establish public parking lot maintenance assessment districts to provide for pavement repairs, sweeping and lighting.

Policy 8.6: Establish parking assessment districts or cooperative parking agreements to develop and maintain joint use parking lots in areas where existing on-site parking is determined inadequate.

Policy 8.7: Plan for adequate parking facilities for all schools.

Policy 8.8: Study the need for developing a parking assessment fee for downtown businesses that intensify the parking demand.

Policy 8.9: Review parking requirements in light of guidelines set forth by SCAQMD and ADA.

Policy 8.10: Implement parking management activity programs specified in the Air Quality Management Plan (AQMP), 1991.

REGIONAL PLANNING AND AIR QUALITY

The regional planning and air quality issues inherently dictate a city's long-term developmental goals and policies. Increasing requirements for compliance with the Los Angeles County Transportation Commission (LACTC) and the South Coast Air Quality Management District (SCAQMD) regulations have prompted a need for developing specific goals and policies for regional planning and air quality issues. Specific issues that have been identified include: potential location and development of stations for the proposed regional light rail transit service, compliance with the

Congestion Management Plan of LACTC, compliance with Regulation XV of SCAQMD requiring employer-sponsored transportation demand and system management programs, alternative transportation for high school students, and encouraging large employers to hire local people and provide shuttle service between points of interest.

GOAL 9: Support development of a network of regional roadway facilities which ensures the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodates regional travel demands and maintains air quality standards.

Policy 9.1: Establish appropriate circulation system between inter-city light-rail stations and major activity centers of the City to provide an efficient passenger transportation service.

Policy 9.2: Coordinate street system improvements and signalization with regional transportation efforts.

Policy 9.3: Provide adequate terminal facilities (parking, bike racks, security, etc.) for inter-city and regional travel for the users of both the public and private transportation modes.

Policy 9.4: Continue to support the regional light-rail and bus system to provide inter-city service to major employment centers, and connection to regional transportation transfer points.

Policy 9.5: Analyze the viability of renovating the existing railroad depot or locating a new rail station, with a parking facility for a light-rail system.

Policy 9.6: Support the implementation of employer Transportation Demand Management (TDM) requirements included in the Southern California Air Quality Management District's Regulation 15 of the Air Quality Management Plan.

Policy 9.7: Require that proposals for major new developments (to be defined in conformance with SCAQMD requirements) include submission of a TDM plan to the City, including monitoring and enforcement provisions. Also, require that a regional impact element be included in the traffic impact report for all new major development.

Policy 9.8: Coordinate the development of arterial streets with the Los Angeles County Highway Plan to assure that arterial streets will be compatible with those of neighboring jurisdictions.

Policy 9.9: Encourage the use of bicycles by high school students instead of driving automobiles to school.

Policy 9.10: Establish implementation for compliance of 1991 Air Quality Management Plan (AQMP) by specific due dates.

THE CIRCULATION PLAN

This section of the Circulation Element specifies the policies, standards and specifications for various transportation facilities. These standards and specifications apply to planned facilities as well as improvements to existing facilities. The plan is based on an evaluation of potential circulation impacts due to proposed zoning of Monrovia as specified in the Land Use Element of the General Plan. The following components of the Circulation Plan have been developed to minimize potential circulation impacts and maintain quality of life in Monrovia.

MASTER PLAN OF STREETS

Monrovia is one of the oldest cities in Los Angeles County. Within the 13.5 square miles of incorporated area, the City is primarily residential in character with strip commercial and light industrial activities along the arterial streets. Retail activities are concentrated in the Central Business District and the Huntington Oaks Shopping Mall on Huntington Drive. Monrovia has developed over the years as a dynamic urban community with increasing opportunities for economic growth and prosperity. Recently, the City has become a part of cooperative efforts in the implementation of various regional transportation improvement plans. Most noteworthy of these plans is County-wide rail transportation network, that promises possible economic growth, more employment, increased values, increased revenues and a better level of service for the residents of Monrovia.

The northern portion of Monrovia is in the foothills of the San Gabriel Mountains where development is limited by topography. Although there is a substantial residential development north of Foothill Boulevard, the majority of development is south of Foothill Boulevard. Redevelopment projects are being planned to meet the growing needs of citizens.

Because of topographic limitation on new growth and the fact that Monrovia is mostly a built-out city, the possibilities of roadway expansion within the City are limited. However, improvement to the existing roadway system is possible through resurfacing of pavement, modifying traffic movement patterns, restriping for additional lanes, establishing appropriate one-way couplets for an efficient use of roadways, closing certain streets to discourage through travel, prohibiting left-turns at some intersections and installing computerized signal control systems along major arterials.

For the purpose of analysis and evaluation of roadway needs, a roadway classification system has been established. Table C-1 shows typical cross-section elements and standards used for classification of streets. Figure C-1 shows a typical cross-sectional profile for each type of street.

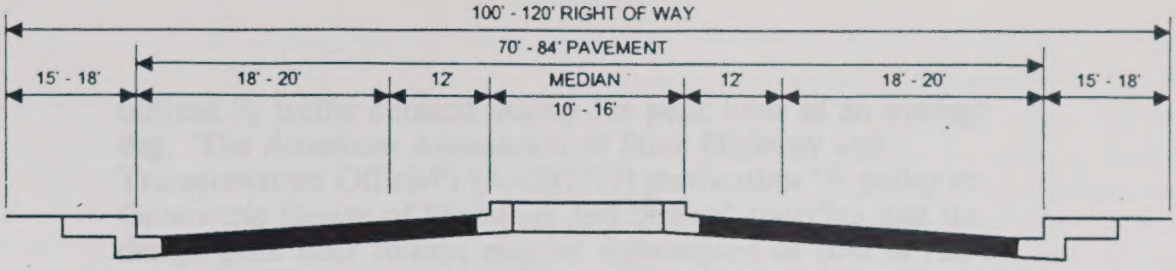
Roadways in an urban area are classified according to their function and development standards. Generally, an urban road circulation system (excluding freeways) consists of four different types of roadway facilities. These are:

1. Primary Arterial Street
2. Secondary Arterial Street
3. Collector Street
4. Local Street (including alleys, hillside streets, industrial streets, private streets, and emergency access roads).

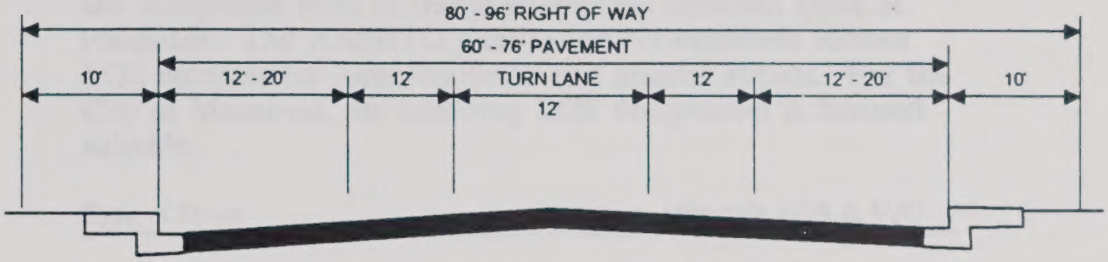
One of the criteria used in classifying urban streets is the maximum acceptable average daily traffic (ADT) volumes on the street. This maximum ADT volume is referred to as the capacity of the street. It is implied that the ADT volume on a street should remain at or below this capacity level. The capacity of an urban street is a function of the maximum traffic handling capacity of its intersection with cross streets. The Highway Capacity Manual specifies the capacity of an intersection as 1,800 vehicles per hour of green time per lane. Assuming that approximately 50% of every clock hour is available as green time per street at an intersection, the street capacity reduces to approximately 900 vehicles per hour per lane. This capacity of the street is expected to be fully

TABLE C-1
CITY OF MONROVIA
ROADWAY CLASSIFICATION STANDARDS

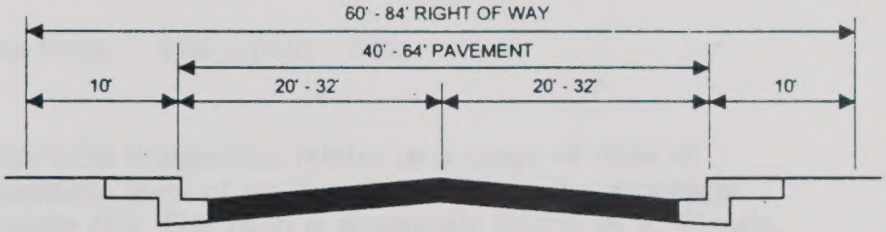
Roadway Classification	Classification Criteria						
	Right of Way Width	Curb to Curb Width	No. of Through Lanes	Direction Separator	No. of Parking Lanes	Level of Service	ADT Volumes
Primary Arterial	100'-120'	70'-84'	4-6	Raised Median	0-2	D	30,000-50,000
Secondary Arterial	80'-96'	60'-76'	4-5	Two-Way Left-Turn lane	0-2	Mid-D	20,000-30,000
Collector Street	60'-84'	40'-64'	2-4	Double Yellow Lines	0-2	C	10,000-20,000
Local Street	40'-56'	24'-40'	1-2	None	1-2	A	5,000-10,000
Hillside Street	24'-32'	20'-28' minimum	1-2	None	1-2	A	3,000-8,000
Emergency Access	16'-20'	16'-20' minimum	1	None	0	–	–



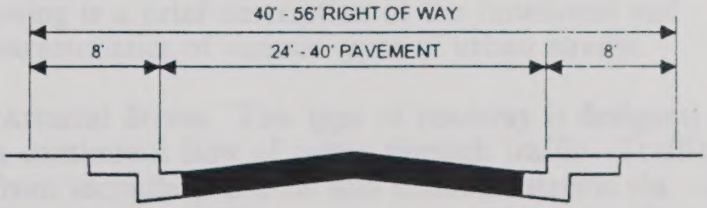
PRIMARY ARTERIAL STREETS



SECONDARY ARTERIAL STREETS



COLLECTOR STREETS



LOCAL STREETS

SOURCE: Associated Traffic Consultants

City of MONROVIA
General Plan

Figure C-1
Roadway Cross-Section Standards

utilized by traffic demand during the peak hour of an average day. The American Association of State Highway and Transportation Official's (AASHTO) publication "A policy on Geometric Design of Highways and Streets" specifies that the design peak hour volume may be represented as 10% of ADT volumes. Therefore, the ADT capacity of a street is estimated to be 9,000 vehicles per day per lane.

A Level of Service (LOS) criterion may be used to designate the acceptable level of traffic volume on different types of roadways. The AASHTO publication recommends various LOS volumes for local, collector and arterial streets. For the City of Monrovia, the following LOS designation is deemed suitable:

Type of Street	Maximum allowable LOS & V/C
Primary Arterial:	LOS D (V/C = 0.90)
Secondary Arterial:	LOS Mid-D (V/C = 0.85)
Collector Street:	LOS C (V/C = 0.80)
Local Street:	LOS A (V/C = 0.60)

Each LOS designation relates to a range of ratio of acceptable level of traffic volume (V) to the maximum capacity (C). This ratio is commonly known as V/C ratio.

Table C-2 explains the traffic operational characteristics defined by each LOS designation.

The following is a brief description of the functional and design characteristics of various types of urban streets.

Primary Arterial Street. This type of roadway is designed to provide a continuous flow of urban through traffic. Traffic is derived from secondary arterial and collector streets via signalized intersections. These streets provide regional access to and from adjacent cities and freeways. Huntington Drive and Myrtle Avenue are two examples of Primary Arterial streets in Monrovia.

TABLE C-2
LEVEL OF SERVICE (LOS) DEFINITIONS

The quality of traffic service provided by an urban street is evaluated based on traffic operational conditions at its intersection with cross streets. Six levels of service (LOS) are used as qualitative measures of the operational conditions at an intersection. The LOS are given letter designations from A to F, with LOS A representing the best conditions and LOS F the worst. The LOS at a signalized intersection is defined in terms of delay that a vehicle experiences for stopping. Delay is a complex measure describing driver discomfort, frustration, fuel consumption, and lost travel time. It is dependent on a number of variables such as quality of traffic progression, the signal cycle length, and the proportion of green time available for various traffic movements. The ratio of traffic demand (V) for the facility to the maximum acceptable traffic handling capacity (C) of the facility has also been related to describing various levels of service. This ratio is commonly known as V/C ratio.

LOS Criteria	Traffic Operational Characteristics
A	Very short delay (less than 5.0 seconds per vehicle) at signalized intersections. Traffic progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. The V/C ratio remains at or below 0.60 during the peak hours.
B	Short delay (in the range of 5.1 to 15.0 seconds per vehicle) at signalized intersections. Traffic progression is good. More vehicles stop than for LOS A, causing higher levels of average delay. The V/C ratio remains between 0.61 and 0.70 during the peak hours.
C	Delay is in the range of 15.1 to 25.0 seconds per vehicle at signalized intersections. Traffic progression is fair. Individual cycle failures may begin to appear, i.e., some vehicles may fail to go through the intersection before the green interval expires. The number of vehicles stopping is significant, although many still pass through the intersection without stopping. The V/C ratio remains between 0.71 and 0.80 during the peak hours.
D	Average vehicle delay is in the range of 25.1 to 40.0 seconds at signalized intersections. The influence of congestion becomes noticeable. Longer delays may result from some combination of unfavorable traffic progression, long cycle lengths, and high V/C ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable. The V/C ratio remains between 0.81 and 0.90 during the peak hours.
E	Average vehicle delay is 40.1 to 60.0 seconds at signalized intersections. The length of delay approaches its acceptable limit for an average driver. The traffic progression is generally poor, resulting in long cycle lengths and high V/C ratios. Individual cycle failures occur frequently. The V/C ratio remains between 0.91 and 1.00 during the peak hours.
F	Average vehicle delay at signalized intersections exceeds the acceptable limit of 60 seconds per vehicle. Oversaturation occurs frequently, i.e., arrival flow rates exceed the capacity (maximum possible departure flow rates) of the intersection. Many individual cycle failures occur even at V/C ratios below 1.00. Traffic progression is extremely poor, indicating a total failure of the traffic operational systems. The V/C ratio exceeds 1.00 during the peak hours.

(Source : Highway Capacity Manual, 1985 & Circular 212)

Directional traffic is separated by a raised center median. Each direction of travel accommodates 2 to 3 through travel lanes plus exclusive left and right-turn lanes at major intersections. Signalized intersections are generally controlled by a coordinated signal progression system. Roadway width (curb-to-curb,including median) varies from 70 to 84 feet, while right-of-way width varies from 100 to 120 feet. On-street parking may or may not be allowed depending on number of through lanes provided in each direction. For a primary arterial street, the ADT capacity may range from approximately 30,000 vehicles to 50,000 vehicles per day. Primary arterials are also characterized by a 40-50 miles per hour speed limit.

Secondary Arterial Street. Secondary arterial streets serve as important links between primary arterial streets and collector streets. During the peak hours, these streets provide alternative routes to parallel primary arterials. Typically, secondary arterials do not provide direct regional access. Directional traffic movements are separated by median stripes of a two-way left-turn lane. Each direction is striped for two travel lanes plus an exclusive left-turn lane at major intersections. Parking is permitted along the curblines wherever possible. The pavement width of secondary arterials varies from 60 to 76 feet and the right-of-way width varies from 80 to 96 feet. The speed limit varies from 30 to 40 miles per hour. The ADT capacity of secondary arterials varies from 20,000 to 30,000 vehicles per day. Foothill Boulevard and Mountain Avenue are examples of secondary arterial streets in Monrovia.

Collector Street. Collector streets are partially controlled thoroughfares that collect traffic from local streets and feed primary and secondary arterial streets via controlled intersections. These streets do not contain any continuous raised center median. They usually have two travel lanes in each direction plus an on-street parking lane. A separate left-turn lane may or may not be provided at major intersections. The pavement width varies from 40 to 64 feet while the right-of-way width varies from 60 to 84 feet. Speed limits on collector streets vary from 25 to 35 miles per hour. The ADT capacity of collector streets ranges from 10,000 to 20,000 vehicles per day. Examples of such streets in Monrovia are Hillcrest Boulevard and Fifth Avenue.

Local Street. Local streets collect traffic directly from residential and industrial driveways. These streets accommodate traffic in both directions. Generally, travel lanes are not striped. Speed limit signs are not posted but are presumed to be 25 miles per hour or less. Specific circumstances, such as schools, playgrounds, parks, etc. along these streets may warrant a reduced speed limit. The pavement width varies from 24 to 40 feet with parking permitted along one or both sides of roadway. The right-of-way width varies from 40 to 56 feet. The ADT capacity of local streets ranges from 5,000 to 10,000 vehicles per day. Palm Avenue is an example of such streets in Monrovia.

Alley. Alleys provide for accessibility and service to each individual land use. They are characterized by a narrow right-of-way and range in width from 16 feet to 20 feet in residential areas and up to 30 feet in industrial areas. In Monrovia there are a number of alleys in both residential and industrial areas. The majority of residential alleys are 16' in width and located in the older central section of the City serving multiple-zoned areas. However, there have been a considerable debate in recent years regarding maintenance and improvement of these alleys. The masterplan of the street system in Monrovia should include alleys. Consideration should be given to maintaining utilities in alleys, alley access to streets, upgrading of alleys and future dedication for widening alleys as new development occurs.

Hillside Street. Hillside streets are characterized by steep grades, curvature and rural residential traffic. In defining the capacity of a hillside street, the effects of gradient must be considered. Grades as high as 15 percent may be allowed in certain sections of the roadway (subject to the Fire Department's approval). Assuming an average grade of 10 percent, the capacity of the roadway should be reduced by a minimum of 5 percent. For example, the capacity of a local hillside street with two travel lanes is estimated to be 95 percent of the capacity of a typical local street. The hillside street system in Monrovia consists of a number of private streets, pre-existing private ways, and common driveways. The Hillside Standards and Policies developed by the City should be followed in maintaining and improving these streets wherever applicable. The design standards should be strictly maintained for new hillside streets as new development occurs.

Industrial Street. Industrial streets must be designed for accommodating truck traffic. Therefore, no travel lane or turning lane on an industrial street should be narrower than 12 feet. The parking lanes may be provided on either or both sides of the street. The width of a parking lane should be at least 9 feet.

Figure C-2 shows the planned classification of the streets (i.e., the primary arterials, secondary arterials, collectors and local streets) of Monrovia.

PUBLIC TRANSPORTATION PLAN

Public transportation in Monrovia is provided primarily by the Southern California Rapid Transit District (SCRTD) and the Foothill Transit. These agencies run several bus lines within the City throughout the day. A dial-a-ride van service is also available to the public for local transportation. Regional public transportation will be significantly improved with the completion of the proposed light-rail transit line connecting Monrovia with the City of Los Angeles and other cities in the region. The City should cooperate with LACTC and other regional agencies to enhance development of transit network for the best interests of its residents. Any public transportation facility must comply with the requirements of the Americans with Disabilities Act (ADA).

Figure C-3 shows the public transportation routes within the City of Monrovia.

TRUCK ROUTE PLAN

Currently, there are 4 east-west and 2 north-south streets that are designated as truck routes within the City of Monrovia. However, there is a need for an additional north-south truck route to serve the western section of the City. A detailed engineering study should be considered to develop an appropriate alignment for the additional north-south truck route. The section of Mayflower Avenue between Huntington Drive and Duarte Road appears to be a suitable candidate for such designation.

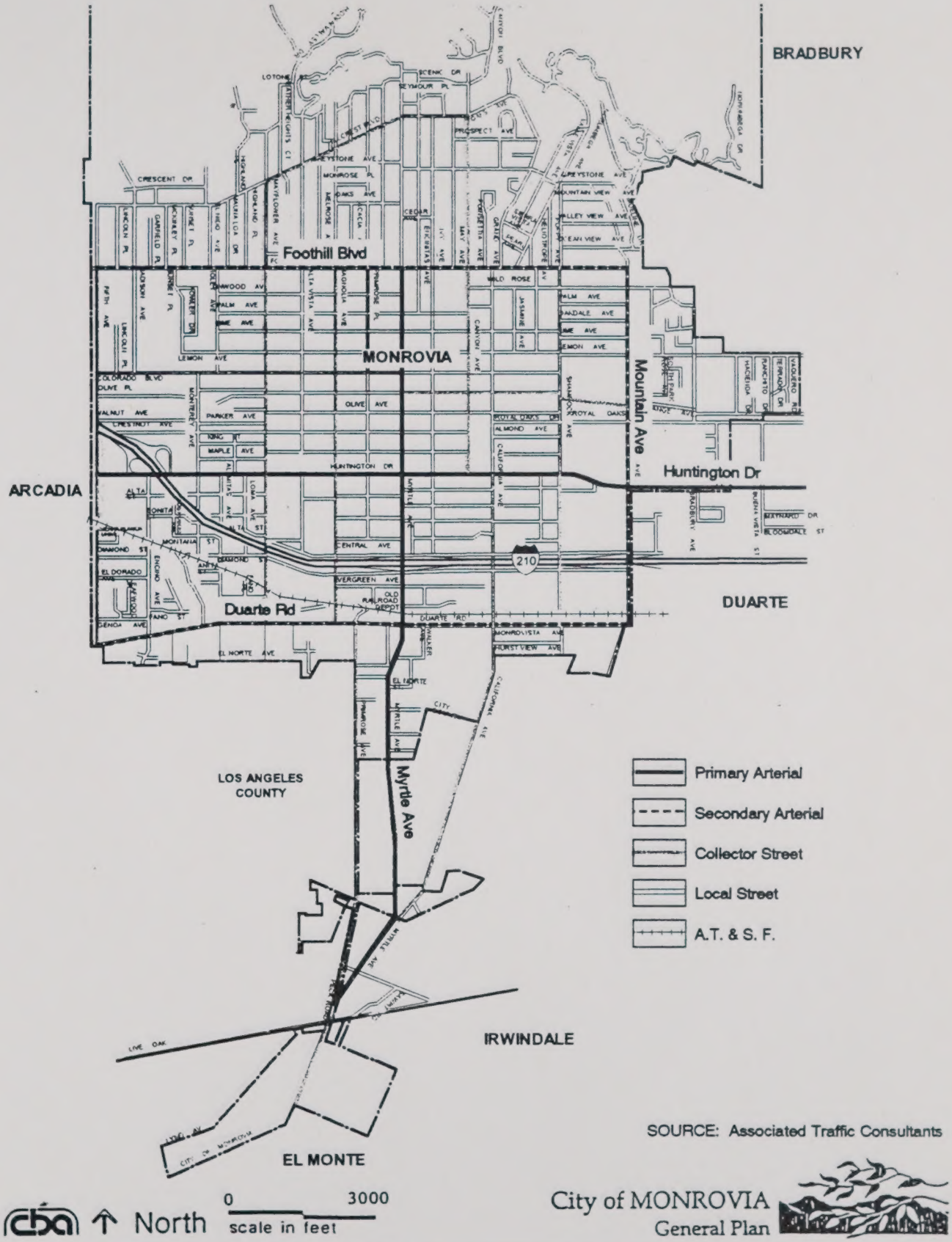


Figure 6
Existing Street Classification System

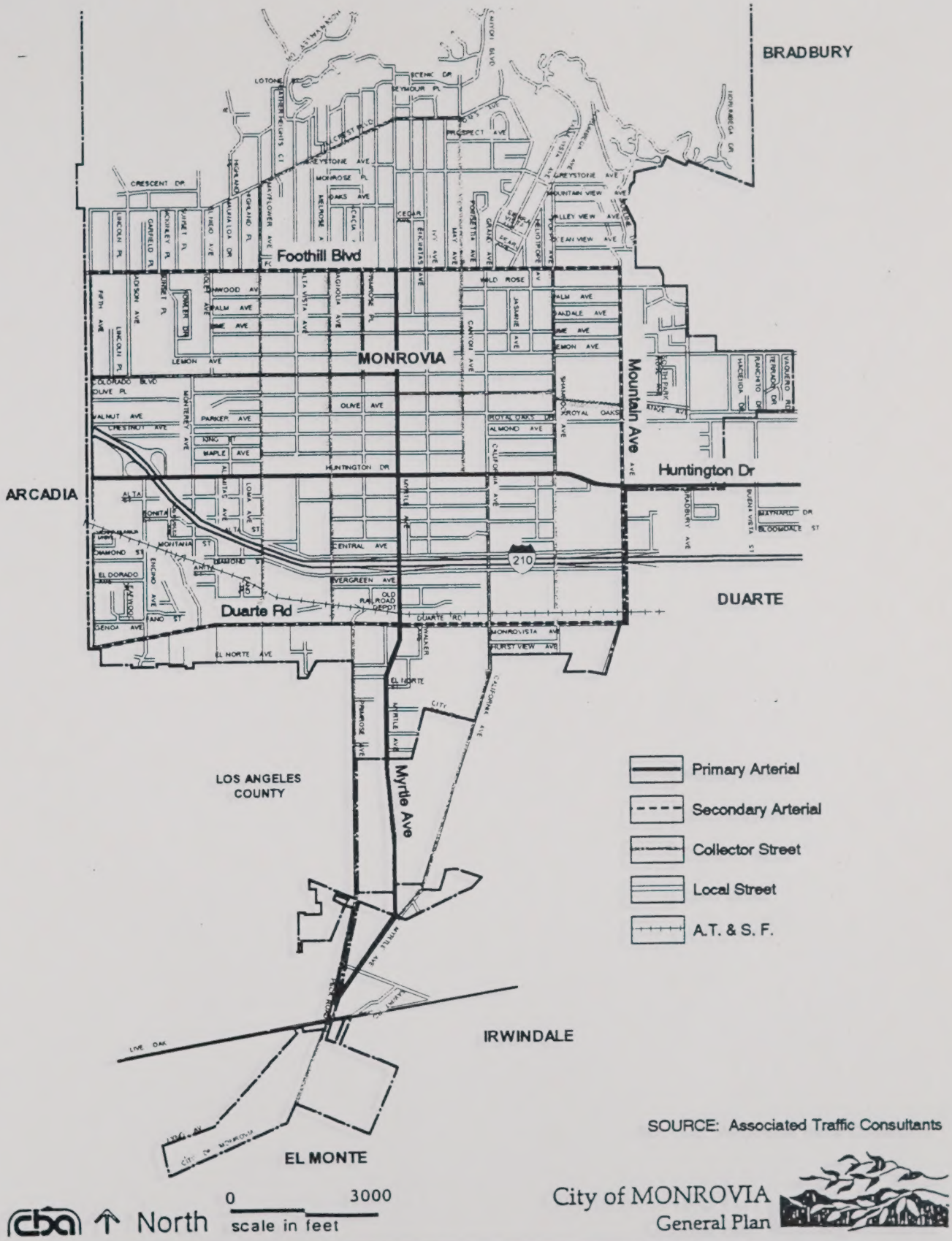


Figure 6
Existing Street Classification System

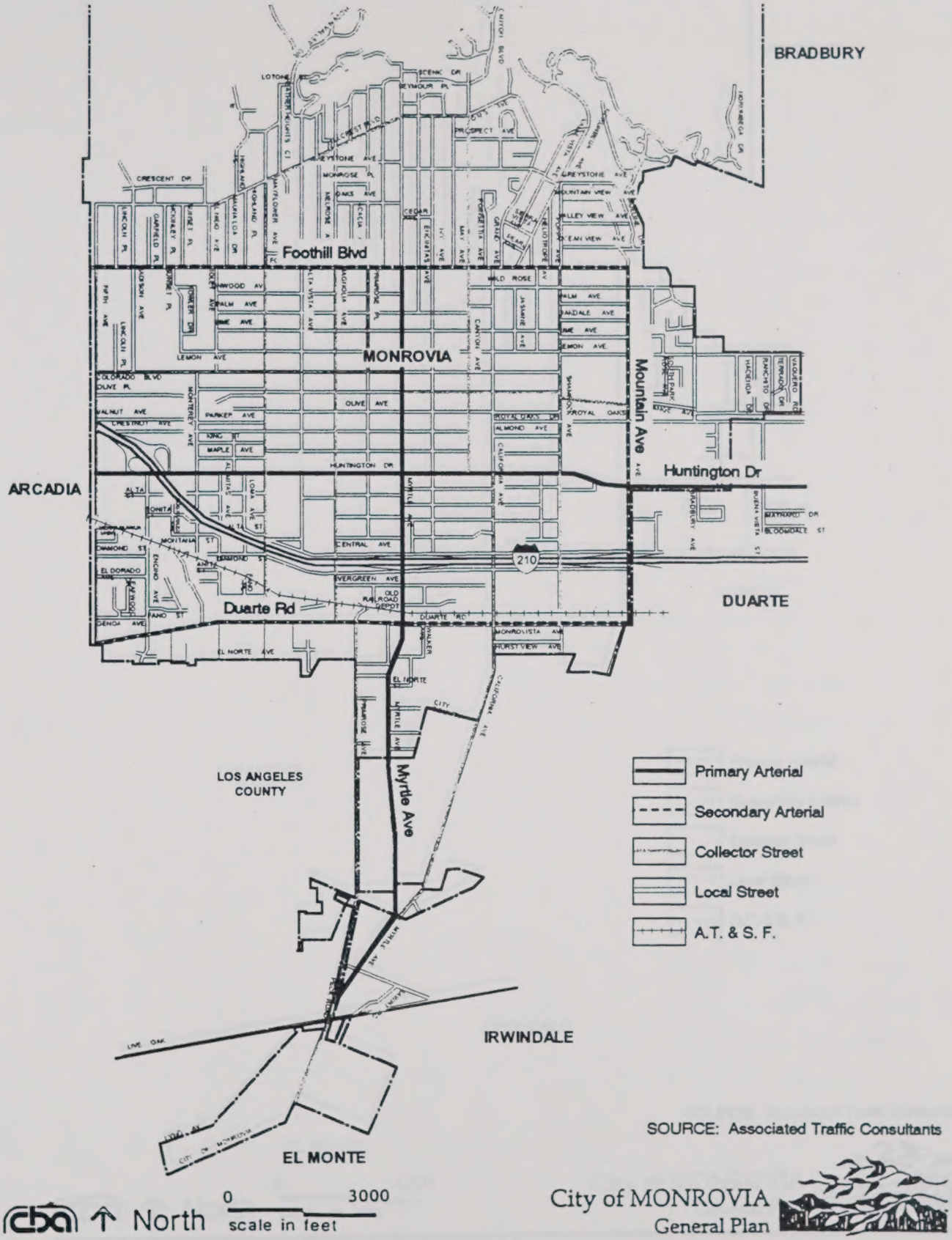


Figure 6
Existing Street Classification System

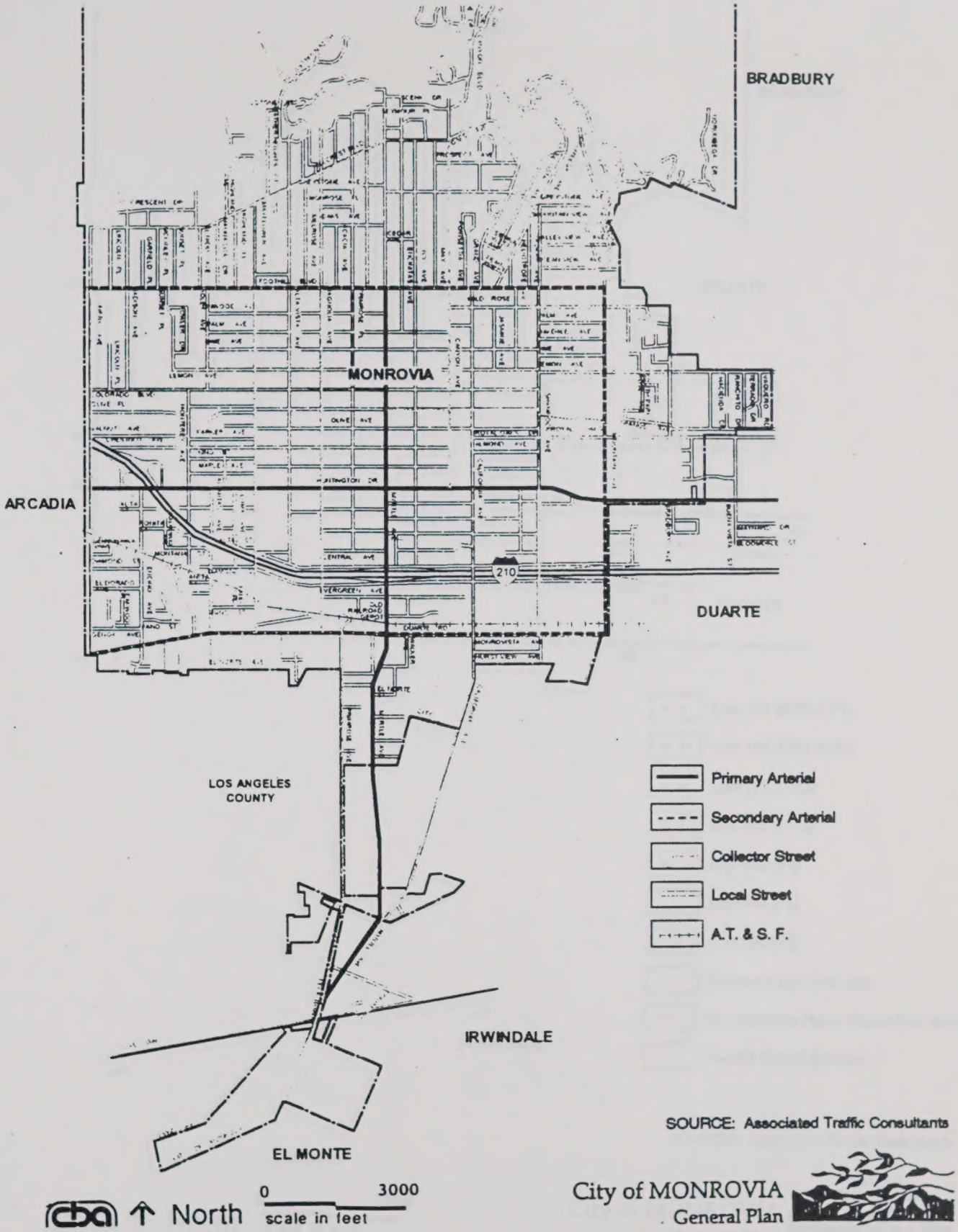


Figure C-2
Planned Roadway Classifications

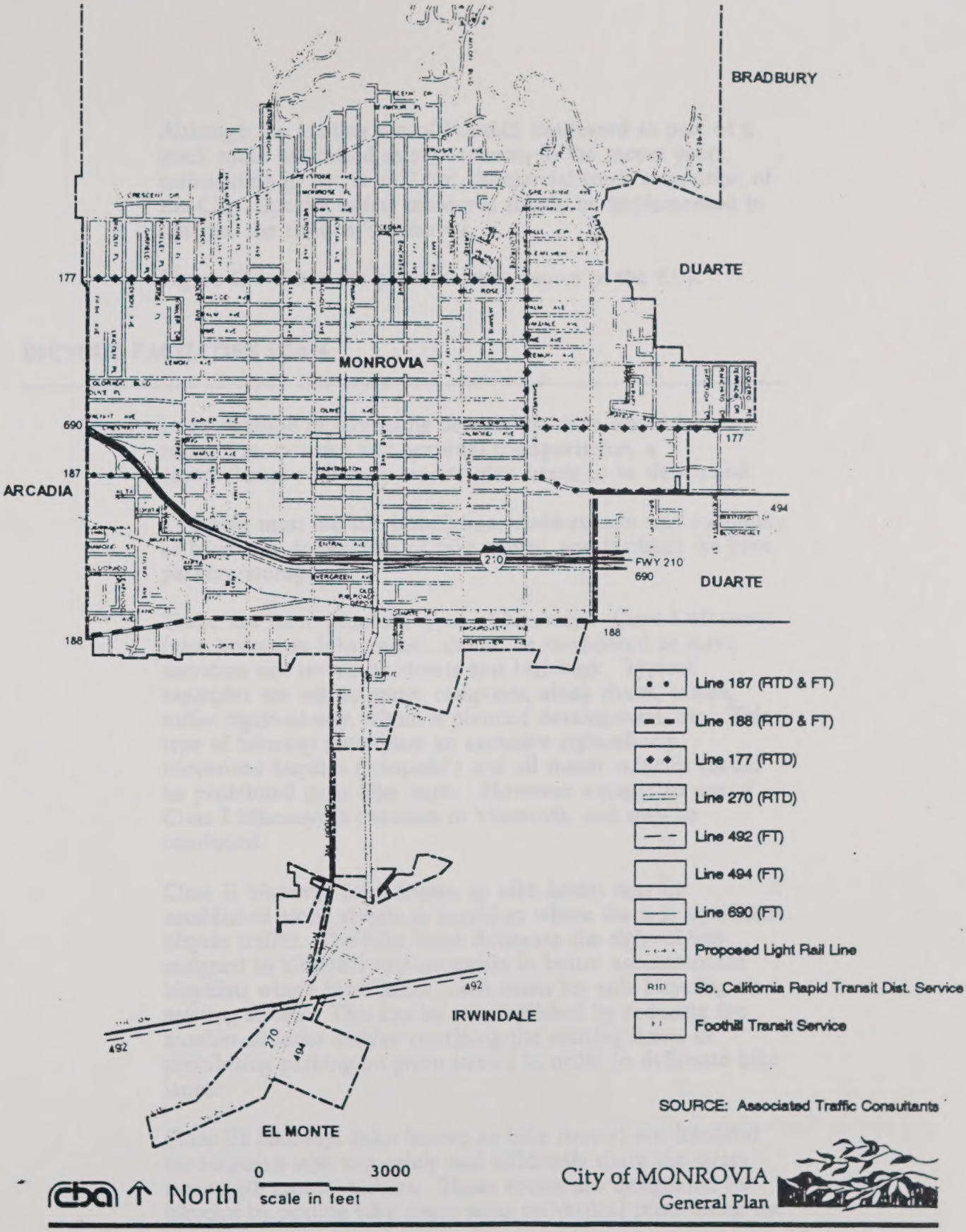


Figure C-3
Public Transportation Routes

Although the existing use of Foothill Boulevard as part of a truck route has raised safety concerns in the recent years, maintaining its use is vital for commercial truck circulation of the City. Specific safety measures should be implemented to mitigate the resident's concerns.

Figure C-4 shows the planned truck routes of the City.

BICYCLE FACILITIES PLAN

In recognition of increasing demand for bike travel for recreation, exercise and personal transportation, a comprehensive bikeway master plan needs to be developed.

The plan must include installation, maintenance and continuity of bikeways, designation of bike routes, and facilities for bike parking/storage.

There are three different types of bikeways. Class I bikeways (also known as bike paths), should be considered to serve corridors not served by streets and highways. Typical examples are within parks, campuses, along rivers, canals, utility rights-of-way, within a planned development, etc. This type of bikeway must have an exclusive right-of-way. Motorized bicycles ("mopeds") and all motor vehicles should be prohibited from bike paths. However, equestrian use of Class I bikeways is common in Monrovia, and may be continued.

Class II bikeways (also known as bike lanes) may be established along streets in corridors where there is significant bicycle traffic. The bike lanes delineate the right-of-way assigned to bicyclists and motorists to better accommodate bicyclists where insufficient room exists for safe bicycling on existing streets. This can be accomplished by reducing the number of lanes and/or restriping the existing lanes, or prohibiting parking on given streets in order to delineate bike lanes.

Class III bikeways (also known as bike routes) are intended for bicyclists who can safely and efficiently share the street lanes with motor vehicles. These routes are designated for bicycles by posting bike route signs on vertical posts along the

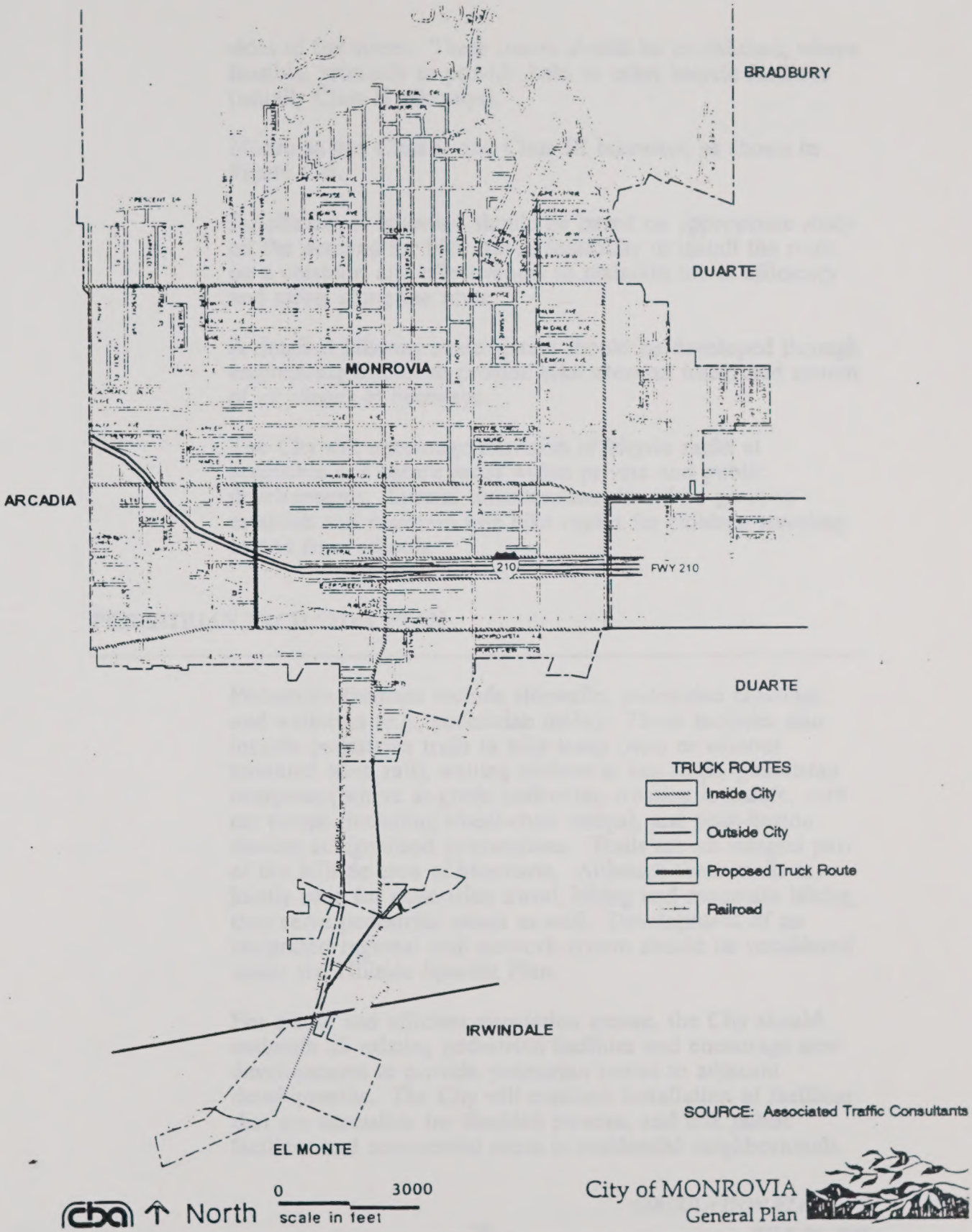


Figure C-4
Planned Truck Routes

sides of the street. These routes should be established, where feasible, primarily to provide links to other bicycle facilities (usually Class II bikeways).

Monrovia has Class II and Class III bikeways, as shown in Figure C-5.

Installation of bikeways should be based on appropriate study on the demand for bike travel, feasibility to install the route on a corridor, and effectiveness to maintain travel efficiency and safety along the route.

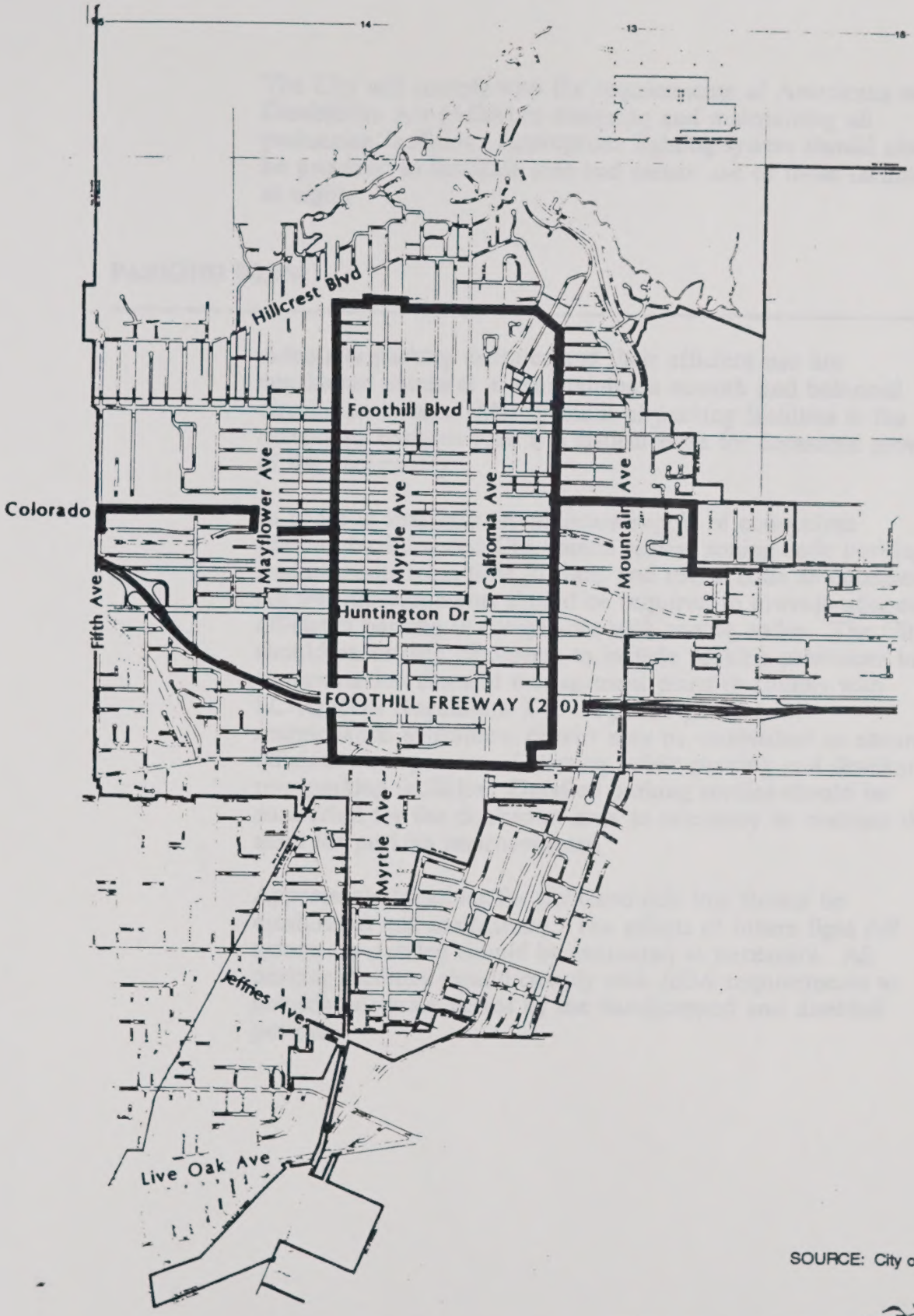
A detailed bikeway route system should be developed through engineering studies to provide bike users an integrated system of all classes of bikeways.

The City will encourage provision of bicycle racks at accessible and secure areas within private and public developments. Special consideration should be given to establish and maintain safe bike routes for children traveling to and from schools.

PEDESTRIAN FACILITIES PLAN

Pedestrian facilities include sidewalks, pedestrian crossings, and walkways (e.g., pedestrian malls). These facilities also include pedestrian trails in hilly areas (with or without mounted hand rail), waiting shelters at bus stops, pedestrian overpasses where at-grade pedestrian crossing is unsafe, curb-cut ramps (including wheel-chair ramps), and push-button devices at signalized intersections. Trails are an integral part of the hillside area of Monrovia. Although these trails are jointly used for equestrian travel, hiking and mountain biking, they serve pedestrian needs as well. Development of an integrated regional trail network system should be considered under the Hillside Specific Plan.

For a safe and efficient circulation system, the City should maintain all existing pedestrian facilities and encourage new developments to provide pedestrian routes to adjacent developments. The City will continue installation of facilities that are accessible for disabled persons, and link public facilities and commercial areas to residential neighborhoods.



SOURCE: City of Monrovia

North 0 3000 scale in feet

City of MONROVIA
General Plan

NOTE: In addition, the city is working on a bike route along the Sawpit Wash from Lemon Ave (south) to Canyon Park (north), a 1993-1994 project.

Figure C-5
Bike Routes

The City will comply with the requirements of Americans with Disabilities Act (ADA) in designing and maintaining all pedestrian facilities. Appropriate lighting system should also be provided to facilitate safe and secure use of these facilities at night.

PARKING PLAN

Adequate parking facilities and their efficient use are considered essential in maintaining a smooth and balanced circulation system. Management of parking facilities in the downtown business area is a critical issue for economic growth of the community.

In order to maintain an adequate supply of convenient parking facilities, the City should review zoning code parking requirements from time to time, and revise code as necessary. All new developments should be required to provide adequate off-street parking in compliance with zoning codes. The City should encourage employers to include parking provisions in transportation demand management plans to comply with SCAQMD's Regulation XV. A public parking lot maintenance assessment district may be established to ensure efficient management of existing public parking and develop new parking facilities. Detailed parking studies should be conducted for the downtown area as necessary to evaluate the need for parking improvements.

Appropriate locations for park-and-ride lots should be established and maintained. The effects of future light rail system on parking should be evaluated as necessary. All parking facilities should comply with ADA requirements to provide adequate access by the handicapped and disabled persons.

City of Monrovia General Plan

Housing Element Update for 2000-2005

Adopted
April 22, 2003
Resolution No. 2003-20

Housing Element of the City of Monrovia

Planning Commission

Maria Guerra, Chair
Eric Abe, Vice Chair
William Beebe
Eric Faith
Hany Malak
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Don Theall

City Council

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TABLE OF CONTENTS

INTRODUCTION

OVERVIEW

The Housing Element of the General Plan is a comprehensive statement by the City of Monrovia of its current and future housing needs, and proposed actions to facilitate the provision of housing to meet those needs at all income levels. As part of the effort to achieve this goal, the state requires that every city undertake a "good faith effort" in advancing these ends. The policies contained in this Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies and objectives relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs, and resources and constraints to meeting these needs.

Key Housing Issues

- The City will continue to have a need to assist the residents with programs directed at achieving affordable housing.
- As each year passes, more of the housing stock will age and require rehabilitation or replacement.
- The percentage of elderly and very low- and low-income groups that face housing costs over 30 percent of their income is likely to remain constant.
- The number of housing units for all income categories will have to increase to accommodate the expected growth in population.
- Increased housing costs will require a greater investment by the City and Redevelopment Agency and will likely result in less affordable units.

State Law

Specifically, the state law (Government Code Section 65583) requires that a housing element contain/address the following:

- Existing and future housing needs as identified by the Southern California Association of Governments (SCAG).
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

- The housing needs of all economic segments of the community.
- Identify adequate sites which will be made available through appropriate zoning and development standards and which have services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- Preserve for lower income households the assisted housing developments (that are at-risk of converting to market rate housing).
- Identification of the agencies responsible for the implementation of the various actions.

The Monrovia Housing Element is divided into six (6) sections:

- Housing Needs Assessment
- City Profile/Summary
- Goals, Policies, and Programs (with quantified objectives)
- Regional Housing Needs Assessment (RHNA)
- Housing Programs
- Existing Continued Programs
- Discontinued /Inactive Programs
- New Programs (as of 1994)
- New Programs for the 2000 Housing Element
- Consistency with Other General Plan Elements
- Public Participation
- Appendix A – Housing Needs Assessment

NEEDS ASSESSMENT

HOUSING NEEDS ASSESSMENT - CITY PROFILE SUMMARY

The following is a summary of the findings of the June 2000 Housing Needs Assessment. These findings provide the basis for recommendations to the City's policies and programs to address the housing needs of the residents.

A. Population Characteristics

Population and Household Formation

- The City's population and household growth is expected to be about three percent between 2000 and 2005 based on past population growth and the declining amount of vacant land.
- One-third of all households include children under the age of 18 years.

Age of Population from 1990 to 1999

- Age 65 and over; remained steady at about 11 percent.
- Age 50 to 64; increased almost one percent.
- Age 40 to 49; increased from approximately 12 percent to 16 percent.
- Age 30 to 39; decreased from almost 19 percent to just over 17 percent.
- Age 18 to 29; decreased from about 22 percent to 15 percent.
- Age 5 to 17; increased from about 17 percent to 20 percent.
- Age 4 and under; decreased from about 9 percent to just over 7 percent.

Household Income

- In 1999 nearly half (47 percent) of all households are in the very-low (28 percent) to low-income (19 percent) categories, 18 percent in moderate- income, and 35 percent in above moderate-income households.
- The 1990 U.S. Census revealed that approximately 12 percent of the elderly and approximately 8 percent of the non-elderly have income below the poverty level.
- Of the single-mother headed households, as recorded in the 1990 U.S. Census, approximately 29 percent have an income under the poverty level.
- Approximately 24 percent of all children live in a household with income under the poverty level according to the 1990 U.S. Census.

Employment Trends

The City of Monrovia had a 4.0 percent unemployment rate as of April 2001, while the County's unemployment rate was 4.8 percent.

Education Attainment

In 1999 almost one-fourth (24 percent) of all adults have less than a high school diploma.

Special Needs Groups

- In 1999 there was an estimated 212 elderly households with income below the poverty level.
- Nearly two-thirds (62 percent) of the elderly pay at least 30 percent or more of their income on housing.
- Approximately seven percent of the City's non-institutionalized residents have physical conditions that affect their ability to live independently.

B. Existing Housing Stock

Housing Composition

- From 1990 to 2000 the total housing stock increased from 13,932 to 14,517. The number of occupied units increased respectively from 13,231 in 1990 to 13,787 in 2000, with the annual vacancy rate during the decade remaining constant at 5.03 percent. However, the number of persons per household increased from 2.68 in 1990 to 2.95 in 2000.
- The number of single-family detached units (units not attached to other structures) increased from 7,571 to 7,751, and the number of single-family attached units (single units attached to another structure) increased from 1,514 to 1,560.
- The number of multiple units (2 to 4 units) increased from 1,337 to 1,425 and those with 5 or more units increased from 3,234 to 3,527.
- The number of mobile homes decreased from 276 to 254 units.

Age of Housing Stock

Over half of the City's housing stock (53 percent) was constructed more than 40 years ago.

Housing Costs (1999/00)

Rental rates: One-bedroom unit averages $750 per month.
Two-bedroom unit averages $950 per month.
Mobile Home rental rates per month range between $295 to $400.

Single-Family Home Prices	Units Sold	Median Price	Average Price
1 bedroom	18	$162,000	$174,272
2 bedroom	296	$197,000	$202,224
3 bedroom	402	$243,000	$263,394
4 bedroom	120	$275,000	$338,808
5+ bedroom	18	$600,000	$588,583

Multi-Family Home Prices	Units Sold	Median Price	Average Price
1 bedroom	6	$103,000	$116,916
2 bedroom	124	$140,000	$141,471
3 bedroom	77	$160,000	$162,109
4 bedroom	4	$205,000	$200,625

C. Income and Affordability

- An estimated 2,716 households pay more than 30 percent of their income for housing.
- The very low-income group represents 23 percent of the City's households and has an affordable rent ceiling of $440 per month. Sixty-seven percent of very low-income households (2,337) are paying over 30 percent of their income on housing.
- The low-income group represents 15 percent of the City's households and has an affordable rent ceiling of $700 per month. Fifty percent of low-income households (1,194) are paying over 30 percent of their income on housing.
- The moderate-income group represents 22 percent of the City's households and has an affordable rent ceiling of $1,050 per month.

Affordable Units Sold to Lower Income Households (1999)

Income Group	**Affordability level**	**Number Sold**	**Percent of all Sales**
Very-Low	$76,950	2	<1%
Low	$123.120	50	7%
Moderate	$184,680	315	43%

D. Current Housing Needs

- Very low and low-income households make up 43 percent of all the City's households, but represent 68 percent of all households with housing problems such as overpayment and overcrowding.
- Very low and low-income households represent 70 percent of all households that overpay for housing -- 90 percent are renters and 36 percent are owners.
- Very low and low-income households represent 71 percent of overcrowded households (about 8 percent of the total households in the City). Most overcrowded households (59 percent) are renters.

GOALS AND POLICIES

SUMMARY OF HOUSING GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City intends to implement to address a number of important housing-related issues. The following five major issue areas are addressed by the goals and policies of the Housing Element:

1) ensure that a broad range of housing types are provided to meet the needs of both existing and future residents;

2) ensure that housing is maintained and preserved;

3) provide increased opportunities for homeownership;

4) ensure housing is sensitive to environmental and social needs; and

5) promote equal housing opportunities.

Each issue area and the supporting goals and policies are identified and discussed in the following section. Monrovia encourages the construction of new housing units that offer a wide range of housing types and price levels to ensure that the housing needs of existing and future residents will be met.

HOUSING GOALS AND POLICIES

GOAL 1: FUTURE HOUSING NEEDS

Provide an adequate supply of housing to meet the future needs of City residents.

Policy 1.1: Continue to permit specified area(s) of the City, such as the downtown (i.e., Planned Development Area 5) for mixed-use (high-density residential, retail, and/or office).

Policy 1.2: Encourage both the public and private sectors to produce or assist in the production of housing.

Policy 1.3: Monitor all regulations, ordinances, departmental processing procedures and fees related to the construction of dwelling units to assess their impact on housing costs.

Policy 1.4: Ensure that infill development is compatible in design with existing neighborhood character.

Policy 1.5: Encourage protection of residential neighborhoods from excessive noise, resulting from traffic and incompatible land uses.

Policy 1.6: Coordinate new residential development with the provision of infrastructure and public services.

Policy 1.7: Encourage the use of energy conservation devices and passive design concepts that make use of the natural climate to increase energy efficiency and reduce housing costs.

Policy 1.8: Locate higher density residential development close to public transportation.

Policy 1.9: Encourage the provision of recreation facilities within multiple family developments.

GOAL 2: PRESERVATION OF EXISTING HOUSING STOCK

Elimination of substandard housing conditions and rehabilitation of existing housing to meet current needs and lifestyles.

Nearly one in five homes in Monrovia was built before 1939. This older housing stock lends charm to the City's residential neighborhoods. However, according to a 1988 housing condition survey prepared by the City, about 300 units were considered deteriorating, and close to 50 were rated substandard. The goals and policies listed below address preservation of the housing stock.

Policy 2.1: Where developed areas are deteriorating or have a high potential to become deteriorated, the City shall encourage and assist in the revitalization of those areas.

Policy 2.2: Continue to assist property owners in rehabilitating dwelling units and improving residential neighborhoods by providing financial and technical assistance to lower income property owners/tenants to enable correction of housing deficiencies.

Policy 2.4: Educate property owners about the benefits of home repair and remodeling using design and materials consistent with the historic character of the residence and neighborhood.

Policy 2.5: Encourage the retention of existing single-family neighborhoods that are economically and physically sound.

Policy 2.6: Review development standards for multiple-family projects ensuring compatibility with adjacent uses, setbacks, public and private open spaces, density, parking, height and mass.

Policy 2.7: Monitor and project the supply of affordable housing by enforcing existing deed restrictions, subsidizing units that covert to market-rate, discourage the sale of future affordable units and condominium conversions, and support programs for the rehabilitation of affordable housing.

Policy 2.8: Consider providing rental subsidies and rehabilitation assistance from additions to alleviate overcrowding – Rental Rehab Program may not provide sufficient funding for additions to alleviate overcrowding, provide rental assistance.

Policy 2.9: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/ or activities.

Policy 2.10: Encourage and support efforts of local homeowners associations to improve the visual appearance of all residential neighborhoods.

Policy 2.11: Use redevelopment or other available means to remedy severely blighted conditions or to control the orderly transition of existing residential neighborhoods to alternative densities or land uses.

Policy 2.12: Pursue the removal of existing substandard or deteriorated dwelling units which cannot be economically or physically rehabilitated.

Policy 2.13: Provide technical assistance to property owners in evaluating needs and designing improvements.

Policy 2.14: Encourage and assist in establishing economic development corporations or similar mechanisms to strengthen the role of business and industry in residential development.

Policy 2.15: Develop regulations, standards, and/or guidelines for new development with emphasis on site and building design to minimize vulnerability to criminal activity.

Policy 2.16: Improve all gateways to the City with landscaped medians and parkways with entrance signs to provide a positive introduction to Monrovia.

GOAL 3: EXISTING HOUSING NEED

Provide a variety of types and adequate supply of housing to meet the existing needs of Monrovia residents.

Over 5,000 households in Monrovia (about 37 percent) are estimated to be paying more than 30 percent of their income for housing. About one-half of the households in the City are defined as very low- to low-income, and many may have difficulty paying for market rate housing. The elderly, disabled, large families, female-headed households, the unemployed and the homeless may have housing needs that are not being met at this time. The goals and policies listed below address these housing issues.

Policy 3.1: Encourage and promote homeownership opportunities for those who work or live in Monrovia.

Policy 3.2: Promote the development of new housing units affordable to a variety of income groups in accordance with the RHNA.

Policy 3.3: Continue to cooperate with the Los Angeles County Housing Authority in placing Section 8 certificates in the community.

Policy 3.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to lower income households, as well as meeting the needs of the disabled, elderly, large families, female-headed households and homeless.

Policy 3.5: Require that housing constructed expressly for low- and moderate-income households not be concentrated in any single portion of the city.

Policy 3.6: Coordinate with local social service providers to address the needs of Monrovia's homeless population. Continue to allow transitional and emergency housing in specified zones, subject to a CUP.

Policy 3.7: Target a portion of Redevelopment Agency money used for assisting housing towards large family households, and provide zoning incentives, such as reduced lot sizes and density bonuses, to facilitate large family housing development. Each of the affordable projects assistance have included all 3 and 4 bedroom units for low- and moderate (except for senior housing) Have been developed as PUDs, with flexibility in application of zoning standards. Needs a program to implement.

Policy 3.8: Encourage support services for the elderly through the provision of housing services related to in-home care, meal programs, and counseling.

Policy 3.9: Regulate the development of new residential projects to provide a reasonable balance of ownership and rental opportunities and to provide a variety in dwelling unit type and size.

Policy 3.10: Continue to periodically review existing residential development standards and zoning regulations for direct and indirect housing cost implications and modify standards that are not cost effective, or that unnecessarily add to the cost of new residential units, while maintaining the purpose of the standard and ensuring its objectives can still be achieved.

Policy 3.11: Continue to implement streamlined development permit review and processing procedures for residential developments. Priority status shall be given to projects which include very low- to moderate-income units.

Policy 3.12: Continue to use a combination of regulatory and financial incentives to encourage the construction of residential development which will meet the needs of families and individuals with specialized housing requirements such as large families, single parents, and the disabled.

Policy 3.13: Provide density bonuses or other incentives (e.g., exemption from certain development standards) to developers of residential projects which provide a specified percentage of units for disabled persons.

Policy 3.14: Continue to use long-term affordability agreements, deed restriction, and other means to ensure long-term availability and prevent first-buyer speculation of newly constructed sale or rental housing affordable to low- and/or moderate-income households.

Policy 3.15: Continue to use incentives (e.g., fast track processing, exemption from development fees, assistance with land acquisition/off-site improvements, or development standards exemptions) to encourage developers, non-profit organizations, or other qualified private sector interests to use available Federal and State programs to increase the supply of new affordable dwelling units.

Policy 3.16: Where permitted, encourage residential property owners to consider development of second units.

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

State law requires that jurisdictions provide their fair share of regional housing needs. The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need for the current planning period, January 1, 1998 through June 30, 2005. In cooperation with HCD, local governments and councils of government are charged with making a determination of their city or region's existing and projected housing need as a share of the statewide housing need.

The Southern California Association of Governments (SCAG) prepares the Regional Housing Needs Assessment (RHNA) with the assistance of the San Gabriel Valley Council of Governments (SGVCOG).

Existing need is evaluated based on overpayment by lower income households (SCAG has used the figure 30 percent or more of income) and the need to raise vacancy rates in the jurisdiction to a level at which the market would operate freely.

SCAG's methodology used to determine the future need took into consideration the growth in number of households expected, the need to achieve ideal vacancy rates, and compensation for anticipated demolition. Then an "avoidance of impaction" adjustment was done. This is done to avoid further concentration of low-income units in jurisdictions that have more than the regional average.

The City must use the numbers allocated under the RHNA to identify measures (policies and ordinances) that are consistent with meeting these new construction goals. They are not meant to be a quota for development. In other words, the City must make it possible for units to be built but is not obligated to build any of the units.

As a result of this process, SCAG and the SGVCOG determined that the City of Monrovia's total construction needs is 304 housing units for the planning period. This total construction need is divided into housing construction need for households in four broad categories: very low (households making less than 50 percent of median family income, low (50-80 percent of median family income), moderate (80-120 percent of median family income), and above moderate (more than 120 percent of median family income). For Monrovia, this need has been determined to be 76 units of very low-income housing, 52 units of low-income housing, 70 units of moderate-income housing and 106 units of above moderate-income housing.

The housing construction need targets require the City to make a "good faith effort" to ensure the following:

- Adequate residential land use allocation in the Land Use Element of the General Plan to accommodate the RHNA housing needs;
- Focus of available housing resources to meet the needs of the very low and low income housing needs identified in the table below; and,
- Exercise of authority to remove barriers or legal constraints to the construction of affordable housing.

RHNA CONSTRUCTION NEED AND INCOME DISTRIBUTION, 1998-2005

	Income Category				
	Total	Very Low (up to $26,050)	Low (up to $41,700)	Moderate (up to $62,500)	Above Moderate (above $61,579)
Housing Construction (Regional Housing Need)	304	76	52	70	106

Source: SCAG, Regional Housing Needs Assessment, 2000

OVERALL PRODUCTION OF LOW- AND MODERATE-INCOME HOUSING UNITS

The City's housing policy has been consistent over the past 10 to 12 years regarding the development of affordable housing. The City's Redevelopment Agency operates under a 5-year plan, of which Housing is a component. As such, past performance is reviewed and new objectives are set every five years. The main objective has been the preservation of neighborhoods through City intervention to upgrade the housing stock. The various housing programs have been implemented to assist very low-, low- and moderate-income households secure affordable housing through ownership or rental.

Following is an update of the number of units of assisted affordable housing for very low, low- and moderate-income households as of June 2001:

Previous Planning Period (1989 –1997)

Development Name	Year Built	Total Units	Affordable Units		
			Moderate	Low	Very Low
Lyric/Gables	1989	68	54	7	7
Wyland Way	1992	40	7		
California Custom Homes	1992	7	3		
Regency Court	1993	115	0	92	22
Canyon Cottages	1993	16	14	2	
Cypress Custom Homes	1994	3	3		
Maple Avenue Homes	1994	4	4		
247 West Lemon	1996	6	2		
Walnut Custom Homes	1997	15	15		
TOTAL		274	**102**	**101**	**29**

Current Planning Period (1/1998-6/2001)

Development Name	Year Built	Total Units	Affordable Units		
			Moderate	Low	Very Low
915 West Walnut	1998	4	4		
Diamond Custom Homes	1998	9	4		
Foothill/Ivy	1999	8	4		
Chestnut/Monterey	1999	7	4		
Magnolia/Palm	2000	6	3		
519 ½ Almond	2001	1	1		
Foothill/Mountain	2001	9	1		
First Time Homebuyer	N/a	27	27		
TOTAL			**48**		

7/2001-12/2002

Development Name	Year Built	Total Units	Affordable Units		
			Moderate	Low	Very Low
244 E. Cypress (Housing 101)	2002	1	1		
Heritage Park (Blackstone)	2002	78		7*(30)	12*(47)
415 Royal Oaks (Housing 101)	2002	1	1		
Total			**2**	**7**	**12**

*subject to AB438 Compliance

Total for Planning Period	**50**	**7**	**12**
Units needed to meet RHNA	**20**	**45**	**64**

Proposed Housing Developments

Following are proposed housing developments that include affordable units. These projects are in various stages in the planning/entitlement process. These developments could be completed during this planning period.

Project	Total Units	Affordable Units		
		Moderate	Low	Very Low
Magnolia/Duarte	14	6	1	
Colorado/Primrose (live/work)	29-70	10-27	3-6	1-2
Magnolia/Foothill	16-20	6-8	2	
Monrovista	26	9	3	1
Housing 101	4	4		
East Olive	4		2	
Almond/Shamrock	2		2	
138-142 E. Cypress	2	2		
Myrtle/Huntington*	35	14	2	1
Total	**132-177**	**51-70**	**15-18**	**3-4**

*In density study area (see below)

Provision of Adequate Sites

A density survey of the West Cherry/Montana neighborhood was completed. Sixty-seven parcels totaling approximately 17 acres were identified with a Residential High Density zoning and General Plan designations and having the potential for redevelopment by 2005 (based on the age and condition of current improvements). There are presently 227 dwelling units on these parcels, at an average density of 13.5 dwelling units per acre. In RH zones, in fill development is currently being developed at around 25 units per acre, however the City has reviewed several preliminary proposals for larger developments that are in the 30-35 units per acre range. All of which, meet the development standards of the Zoning Ordinance. The General Plan allows up to 54 dwelling units per acre in high-density zones.

The table below summarizes the results of the West Cherry/Montana density survey.

Density	Acres	Maximum Units	Existing Units	Net Increase
54/acre	16.8	908	227	**681**
30/acre	16.8	504	227	**277**
25/acre	16.8	420	227	**193**

Provision of Adequate Sites Summary

Housing Goal	Income Category				
	Total	Above Moderate	Moderate	Low	Very Low
RHNA	**304**	**106**	**70**	**52**	**76**
Assisted Units Constructed (1/98-6/02)	69		50	7	12
Market Rate Units Constructed (net increase)	125				
Proposed Units	132-177		51-70	15-18	3-4
Vacant Land (medium/high density zones)	41				
Density Survey	193-681			30	61
Total for Period	**491-1024**		**101-120**	**52-55**	**76-77**
Housing Conservation (At-Risk Rental Housing)	156	0	0	89	67
Housing Rehabilitation (All Programs)	230	0	30	80	120

The preceding table summarizes built (market rate and assisted) and proposed housing units during this planning period, the results of the density survey, and vacant land survey (multi-family zones only) and identifies sites that could accommodate between 491-1024 units. Based on current General Plan and zoning designations, the City of Monrovia has more than an adequate number of sites available to meet its RHNA goals. Further, this analysis does not consider available zoning incentives that can be used if providing affordable units nor does it account for all multi-family zoned properties. With those additional factors, the potential number of units would be even higher.

Program 8 of the Housing Element fully discusses the provision of adequate sites to accommodate the City's RHNA. While Monrovia has very few vacant parcels, based on existing Zoning and General Plan designations, the City is confident that it exceeds in the ability to provide sites to accommodate sites to meet its RHNA share of the region's future housing needs.

PROGRAMS

HOUSING PROGRAMS

The Housing Element section entitled "Housing Needs Assessment" describes the housing needs of the City's current and projected population, as well as the specific needs resulting from the potential deterioration of older units, lack of affordable housing for lower income groups, and special housing needs for certain segments of the City's population. The goals and policies contained in the Housing Element address the City's identified housing needs. These goals and policies are implemented through a series of housing programs.

The City of Monrovia's overall housing program strategy for addressing its housing needs deals with the following issues:

- Ensuring a broad range of housing types are provided to meet the needs of both existing and future residents;
- Ensuring that housing is maintained and preserved;
- Providing increased opportunities for homeownership;
- Ensuring housing is sensitive to environmental and social needs; and
- Promoting equal housing opportunity.

This section includes both existing programs currently in use in Monrovia and new programs that have been added to address the City's unmet housing need. This section provides a description of each housing program. The Housing Program Summary Tables located at the end of this section summarizes the future 5-year goals of each housing program, along with identifying the program funding source, responsible agency, and time frame for implementation.

The City of Monrovia operates a wide variety of programs. The Los Angeles County Community Development Commission offers additional programs available in the City. County Programs available in Monrovia fall into several broad categories:

- Homebuyer assistance programs (some of these are offered by the Los Angeles County CDC)
- Housing rehabilitation programs
- Neighborhood Improvement/Code Enforcement Programs
- Affordable housing development programs (financial assistance)
- Regulatory incentive program to encourage the development of affordable housing
- Emergency shelter and transitional housing programs to address homeless needs
- Fair housing/equal opportunity programs.

Most of the programs operated by the City of Monrovia focus on the improvement of existing neighborhoods and the conservation of the existing housing stock. Because Monrovia is primarily a "built-out" city, there are not as many opportunities for new housing development. Most of the City's housing stock is 40 years old or more. For these reasons, the City has placed highest emphasis on housing rehabilitation and neighborhood improvement.

Another priority for the City is increasing homeownership, particularly for low- and moderate-income households. According to the 2000 Census, Monrovia had more renters than homeowners. By increasing the number of homeowners, the City believes that neighborhood stability will increase and property owners will take a more active interest in improving and maintaining their neighborhoods.

A third priority for the City has been increasing the number of senior housing opportunities. The City has been very successful in accommodating senior housing over the past 20 years. The City believes that the priority for senior housing needs to change in focus, from increasing the supply of conventional housing units restricted to seniors to increasing assisted living opportunities—congregate care and other types of senior housing that provide independent dwelling units for seniors with on-site supportive services. Another important need not currently available in the City is assisted-living housing that permits seniors to stay in the same location throughout the changing physical stages of their lives, from independent living to full convalescent care. Many seniors in Monrovia are unable to stay in the community, and in their homes when they can no longer live independently.

Conserving and Improving Existing Affordable Housing

Monrovia is fortunate in that it has an existing wide range of housing types and qualities. However, low-income families are effectively cut off from the opportunity to acquire new housing because of the high costs of housing construction. It is, therefore, essential that existing units be maintained and improved to provide decent housing for those citizens who cannot afford new housing. In addition, the elimination of substandard and unsafe housing units is of primary importance to the City. Not only are such units inadequate to meet human needs, but they also have the effect of spreading blight by their influence on the immediately surrounding areas. In pursuing housing rehabilitation and neighborhood improvements programs, the City recognizes that the elimination of substandard dwelling units does not necessarily solve housing problems for low-income groups. Such efforts tend to raise property values and may actually reduce the supply of low-cost housing over the long term. For these reasons, the City is committed to preserving existing affordable housing opportunities whenever financially feasible, increasing homeownership opportunities for low- and moderate-income households, and expanding the supply of affordable housing for those who cannot attain homeownership even with financial assistance.

Many of the City's housing programs focus on improvement of the housing stock and neighborhoods. The City has established several housing rehabilitation programs in addition to County programs available to City residents. While housing rehabilitation cannot be precisely defined, it generally involves the repair or replacement of a significant portion of a structure, particularly major structural components, in contrast to regular upkeep and maintenance. When the cost of such repairs exceeds the cost of constructing a comparable new dwelling, the dwelling unit typically becomes a candidate

for reconstruction or replacement rather than rehabilitation. This financial "break point" is often reached when more than 50 percent of a dwelling unit must be repaired or replaced, or when repairs exceed 50 percent of the value of the dwelling unit.

Housing rehabilitation includes major efforts to improve property and alterations aimed at converting the type or number of units. The goal of housing preservation is to protect the existing quality and invest in housing to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value. Housing preservation and rehabilitation programs are described below.

Expanding Housing Opportunities, Particularly Homeownership

A critical need in Monrovia is to increase the level of homeownership, particularly among low-income households. According to the 2000 Census, 52.1% of the housing units were renter-occupied. The following programs seek to expand the supply of affordable housing for low- and moderate-income households, focusing on opportunities to increase homeownership, but also recognizing that homeownership may not be feasible or desirable for all households.

Existing Continued Programs

Unless otherwise noted, the following programs will be continued on an ongoing basis, through 2005, and implemented by the Community Development Department. For programs operated by Los Angeles County, the Community Development Department will serve as the liaison between the County and the City to assist Monrovia residents in accessing the County's programs. Housing assistance programs will be administered by the Redevelopment Division. Zoning and planning-related programs will be administered by the Planning Division. Code enforcement programs will be administered by the Neighborhood Preservation Division in conjunction with the Housing and Rehabilitation Coordinator.

1. Volunteer Neighborhood Improvement Programs (Good Neighbor Monrovia Program/Make a Difference Day)

Good Neighbor Monrovia: Monrovia provides direct housing repair and maintenance assistance to qualifying senior citizens and disabled persons through the Housing Repair Program. In this program, work crews provide labor services for such tasks as minor home repair, clean-up activities and painting. Low- and moderate-income seniors and disabled persons are eligible for assistance under this program.

Make a Difference Day: Monrovia assists needy low-income households with home repairs and maintenance by coordinating volunteers who provide free labor and donated materials. This program is similar in purpose and operation to the "Christmas in April" programs active in many communities. Approximately 40 households have received assistance in the past five years

Evaluation

Objective: Assist 10 to 15 homeowners with maintenance annually.

Action:	Provide home repair and maintenance through volunteers over the next five years.
Achievements:	These volunteer programs assist 10 to 15 units per year (including disabled and low-income households). This program is oriented to a special needs segment of the population that is often not reached by conventional programs. This is a volunteer program assisted by City staff.
Findings and Conclusions:	The City recommends maintaining this program as a separate and ongoing action.

2. Code Enforcement Program

The primary goals of Monrovia's code enforcement program are to bring substandard housing units into compliance with City codes, remove or rehabilitate units that pose threats to the health and safety of Monrovia residents, and prevent deterioration of the City's housing stock. Through the program, the City seeks to prevent delayed maintenance in compliant areas.

The program provides for systematic inspections in selected areas that are in danger of becoming blighted, and provides response to citizen complaints. After being cited for a housing code violation, a property owner is given 30 days to correct the violation. If the code violations are still present at the next inspection, the property owner may be given an extension to correct the deficiency before the case is transferred to the City Attorney's Office. If the property owner continues to fail to make the necessary corrections, the Municipal Court can fine the owner and order the work to be completed. Property owners are given information about the City's available assistance programs for rehabilitation of property.

Another program related to the code enforcement program is the Community Activist Policing (CAP) program. This program involves code enforcement as well as the Police Department, Public Works, and the Community Development Department. All these departments work together to target blocks in the city that need improvements, ensuring that the city's existing housing stock is maintained. The Safe Streets Now Program trains volunteers on how to take civil action to address crime, blight, and other public nuisances. The Vehicle Abatement Program allows the City to tow away old cars on private property within public view.

Evaluation

Objective:	1,000 Code Inspections per year.
Action:	Bring substandard housing units into Code Compliance.

Achievements: The Code Education Program distributes information to residents regarding Code standards. The City has achieved 85 percent voluntary compliance through this program. The program is a valuable tool for educating property owners about code compliance and property maintenance and increasing compliance with property standards. Related programs provide the following services:

- The City targets problem units for annual re-inspection; this is a new program in preliminary stages.
- The Reserve Code Enforcement Officer Volunteer Program has five volunteers canvass different section of the City to clean up blight and document deterioration or code violations.
- Code Enforcement Officers coordinate with waste management to haul away debris and junk in the public right-of-way.
- The Safe Streets Now Program trains volunteers on how to take civil action to address crime, blight, and other public nuisances.
- The Vehicle Abatement Program allows the City to tow away old cars on private property within public view.

Findings and Conclusions: The City maintains records on the number of code compliance cases, although each case may not be tied to a specific program. The current level of funding and staffing will support 1,000 code compliance actions per year. The City will maintain the quantified objective for this program for the 2000 – 2005 period. Because inspections and code enforcement, combined with financial incentives for property owners, is integral to the City's ongoing efforts to improve substandard housing and preserve the quality of its older residential neighborhoods, the City proposes to continue this program.

3. Neighborhood Improvement Conservation Effort (NICE)

This program targets low- to moderate-income neighborhoods in Monrovia. The program provides home improvement rebates (up to $1,500), and neighborhood cleanup. This program provides "seed" funding to encourage private investment and action to improve property conditions.

Evaluation

Objective: Revitalize 2-3 neighborhoods annually.

Action: Provide home improvement rebates and neighborhood cleanup.

Achievements: Since fiscal year 1996-97, the MRA's Neighborhood Revitalization Program has used CDBG and Set-Aside Funds to implement this program. Approximately two neighborhoods have been assisted each year.

Findings and Conclusions: The NICE program has been successful in providing the "seed" funds and creating the conditions that provide incentives for property owners to invest in and improve their residential properties in neighborhoods with a preponderance of substandard dwelling units and poorly maintained properties. The City will continue this program as an important part of its overall efforts to stabilize and improve older residential neighborhoods. The NICE program has been modified to provide assistance for parkway and fencing improvements to neighborhoods within the Neighborhood Strategy Area and is expected to provide revitalization assistance for 2-3 neighborhoods over the next 5 years.

4. Handyworker Grant Program

This program offers $5,000 grants for necessary minor repairs to homes owned by elderly, disabled, single heads-of-household, and large family (those with six or more members) households.

Evaluation

Objective: Repair 15-20 units annually.

Action: Provide necessary minor repairs for elderly, disabled, single head of household, and large family homeowners.

Achievements: The Handyworker Grant Program provides grants of $5,000 to repair 25 to 30 units annually. Available funding has allowed the City to exceed its initial annual objectives.

Findings and Conclusions: This program meets a need among very low-income homeowners who do not have the financial capacity to repay a loan. Many low-income homeowners, particularly seniors, would not otherwise be able to make necessary repairs to their homes. The City proposes to maintain this program at the current level of activity.

5. One-for-One Replacement Housing

This action allows the City to enforce state law, which provides that the conversion or demolition of existing dwellings occupied by very low- to moderate-income households is not permitted unless provisions are made for replacement of those units.

Evaluation

Objective:	Replace as needed.
Action:	Replace housing occupied by very low- to moderate-income households that will be demolished.
Achievements:	Between 1992 and 2000, 124 residences were demolished. 511 residences were constructed or converted into residential use. Of those new units, the City provided assistance for 225 low and moderate-income units. Overall, the City has provided more comparable low- and moderate-income housing than the number of dwelling units demolished.
Findings and Conclusions:	Because of the critical shortage of affordable housing in Monrovia, the City will continue to replace housing occupied by low- or moderate-income households that are demolished by City actions or through private actions funded by City programs. Working with nonprofit and for-profit builders, the City will seek to continue providing more low- and moderate-income housing than is demolished so long as funding is available to do so. The City's goal will be no-net-loss of housing occupied by low- or moderate-income housing due to City or City-funded actions.

6. Housing Tax Credit

The City will strengthen its relationship with nonprofit organizations to effectively utilize the Housing Tax Credit and increase the supply of affordable housing. High costs have made the dream of homeownership unobtainable for many families in Southern California. Many households can only afford to purchase a home if some form of assistance is provided to them. The City proposes to use this program if it can identify a nonprofit organization with the capacity and experience to develop and manage a low-income housing development eligible for tax credits.

To implement this program, the City will identify non-profit housing sponsors active in the San Gabriel Valley and meet with these organizations to discuss development opportunities on sites with affordable housing development potential. The City has conducted such meetings in the past, such as with the Southern California Housing Development Corporation to discuss opportunities on the Monroe Vista site.

To facilitate the use of tax credits, the City will designate its Neighborhood Strategy Team as the lead group to identify potential sites, assist non-profit entities in identifying financial and regulatory incentives that may be needed, and provide technical assistance in preparing tax credit applications,

Evaluation

Objective:	Establish non-profit in 1992.
Action:	Work with non-profit organizations to use Housing Tax Credit.
Achievements:	In 1994 the City passed the Affordable Housing Ownership Incentive Program (Ordinance No. 94-03). The objective was to facilitate the Monrovia Resource Development Corporation (MRDC), a non-profit housing corporation, to assist in the development of affordable housing. The MRDC developed 16 family units. The corporation is no longer active and the liabilities were turned over the MRA in 1995. However, the ordinance is still on the books and can be taken advantage of by the private sector to develop affordable housing. Additionally, 115 senior units were developed by a non-profit corporation using tax credits.
Findings and Conclusions:	The use of tax credits is an important financial tool and incentive to developers to produce housing affordable to low- and moderate-income households. Although the MRDC is no longer active, the City will continue to encourage the development of affordable housing through the use of available tax credits by non-profit organizations.

7. Loans to First-time Buyers (County)

To assist first-time homebuyers entering the housing market, Los Angeles County periodically issues mortgage revenue bonds with deed restrictions, the proceeds of which are used to provide low-cost financing to low- and moderate-income first-time homebuyers. The City has successfully used proceeds from these bonds in the past and will continue to partner with Los Angeles County in the future to assist first-time homebuyers. The City advertises this program through newspaper ads in Monrovia Today and through brochures distributed to local real estate offices.

The County maintains the affordability of developed units by retaining the first option to sell the units. To discourage speculation by first-time homebuyers, the County retains a share of the equity in a home up to a specified time period.

To assist City residents in accessing County programs, Monrovia advertises the availability of County programs to City residents through:

- Distribution of flyers containing program descriptions and contact information at City Hall and other public locations.

- Placement of program information in the City's newsletter *Monrovia Today* and the City's web site.

- Contacts with, and distribution of information to, community organizations.

- Distribution of program information through the City's Community Activist Policing Programs and Neighborhood Block meetings.

If necessary, the City will also provide application assistance to City residents in accessing County Programs, although the County's Community Development Commission typically provides such technical assistance to applicants in need.

Evaluation

Objective:	Fund 9-10 loans.
Action:	Use County bond proceeds.
Achievements:	Although there have are county assisted loans made to Monrovia residents, the County was not able to provide the City with statistics on the number of assisted units within the city limits.
Findings and Conclusions:	These County homebuyer assistance programs were an important component of the City's strategy to increase homeownership. The City has since established its own loan program to provide additional opportunities for potential moderate-income homebuyers (listed under a separate program). Through these homebuyer assistance programs, the City hopes to reduce the number of rental homes and stabilize residential neighborhoods (under the assumptions that homeowners have a built-in incentive to maintain their properties and support neighborhood improvement efforts). The County and City programs work together in that the County programs focus on low-income, while the City program is geared toward moderate-income. The City will continue to advertise County programs and refer eligible applicants to the County.

8. Provision of Adequate Sites/Land Use Element

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes and prices. This is an important function in both zoning and General Plan designations. Monrovia will seek to accommodate, at a minimum, its RHNA share of the region's future housing needs through appropriate zoning policies, infill and mixed-use development, second units, and other approaches.

The Monrovia Land Use Element provides for the development of a range of residential types and densities, and accommodates residential uses on the City's total 8,615 acres. Densities of up to 5.8 units/acre are permitted in areas designated for Low Density Residential, 17.4 dwellings/acre in Medium Density areas, and a maximum density of 54 units/acre in areas designated for High Density Residential. Based on past development trends in the High Density Residential category, the City anticipates an average density of about 25 to 27 units per acre. New multifamily developments in the high density zone are now ranging from 20 to 25 units per acre, not because of zoning or other restrictions imposed by the City, but due to practicality of developing on relatively small, infill parcels, which are the only remaining parcels in the City not located in hillside areas. Most of these infill opportunities are on sites that are already developed.

The City has surveyed the West Cherry/Montana neighborhood and identified 67 parcels totaling approximately 17 acres with high-density residential redevelopment potential by 2005 (based on the age and condition of current uses). These sites are already zoned for high-density residential development. There are presently 227 dwelling units on these parcels, at an average density of 13.5 dwelling units per acre. At 20 to 25 dwelling units per acre, these 67 parcels could accommodate between 336 and 420 dwelling units, a net increase of 109 to 193 dwelling units.

This area is developed with a mix of single family and low-density multifamily housing. Much of it built in the 1940's and 50's. This neighborhood has already begun to transition with several recent higher density residential projects. West Cherry/Montana is similar to several other neighborhoods in Monrovia with RH (Residential High Density) zoning.

The City has approved high-density developments in the past to replace older, lower-density residential uses and will continue to do so. To reduce the potential for displacement of lower-income households, any high density residential redevelopment projects developed within the City's redevelopment project area that displace low-income households and/or remove low-income dwelling units require the construction of replacement housing and/or the payment of relocation benefits according to state and/or federal law (if federal funding is involved). Either the City or the project sponsor will meet the relocation and replacement housing requirements.

Another opportunity for affordable housing production is the consolidation of sited through Redevelopment Agency participation. An example of this opportunity is the Monrovista site (see Program 6 for information regarding City efforts to work with non-profits to increase the supply of affordable housing).

There are other areas of the City with redevelopment potential for high-density residential development, but due to age and condition of current uses on these sites, the City does not believe that market forces would favor redevelopment by 2005.

The City will monitor its progress toward meeting its RHNA through an annual report, which will be included in the City's Status of the General Plan. This report will track all housing developments by type (e.g. mixed-use, rental) and income category permitted during the year.

Evaluation

Objective: Adopt Land Use Element by 1993.

Action: Allow for adequate residential development to meet RHNA goals while ensuring consistency between the Housing Element and the Land Use Element of the City's General Plan.

The City will monitor and report annually on infill development towards meeting the City's RHNA.

Achievements: The 1993 Land Use Element was adopted, which required a citywide zoning change in existing neighborhoods, primarily medium density in medium density zones and the creation of PUD zones. At present, no additional changes in zoning changes are anticipated. However, the City will monitor land availability and construction activity annually to determine if changes in zoning are necessary to achieve the quantified objectives of the Housing Element.

One instance of required relocation was the closure and redevelopment of the former Santa Anita Trailer Park. Because the re-use of the site was not a Monrovia Redevelopment Agency project, the property owner was required to meet the relocation requirements of California law and paid relocation benefits to the displaced residents.

Findings and Conclusions: Implementation of the 1993 Land Use Element affected primarily developed neighborhoods. The intent of the land use changes was to make zoning consistent with the predominant land uses in single-family neighborhoods, preventing the replacement of single-family homes with multifamily structures. This program has succeeded in stabilizing single-family neighborhoods and encouraging property improvements. The 1993 Land Use Element change and resulting rezonings may have slightly reduced the overall development capacity on vacant infill sites in single-family neighborhoods, but should have a negligible effect on the City's ability to accommodate its regional housing allocation for low- and moderate-income households. Additionally, the density was reduced for some medium density zones but still allows for multiple unit development. Other multifamily-zoned sites remain, as well as mixed-use development opportunities.

9. Facilitate Development of Higher Density Housing at Target Housing Sites

In an urbanized area like Monrovia, land costs represent the greatest cost component in both multi- and single-family development projects. One way to lower the cost of land per unit is to allow a greater number of units per acre of land, or residential density. However, land zoned for higher densities generally commands a higher market price. Nonetheless, increased density generally results in a lower land cost per unit, and greater unit affordability. As a means of reducing residential land

costs, it will be important for Monrovia to encourage residential high-density development in those areas identified as target housing opportunity areas.

Monrovia will encourage the development of higher density housing at targeted sites through the City's Affordable Housing Ownership Incentive Program (Ord. 94-03) and density bonuses, which provide for higher densities on targeted sites. See program evaluation below for recent project examples. The City will also provide targeted incentives based on the project's financial needs, location, and target market (senior versus families, for example). Such incentives may include the use of redevelopment housing set-aside funds, flexibility in the application of development standards, and the deferral or waiver of fees.

Evaluation

Objective:	Develop approach to achieve higher densities by 1993.
Action:	Provide for higher density housing.
Achievements:	The City has facilitated a higher density residential development through density bonuses, which has assisted both private developers and the MRA create more units. The City has approved 53 density bonus units through the City's Affordable Housing Ownership Incentive Program (Ord. 94-03). The City will monitor land availability and construction activity annually to determine if changes in density are necessary to achieve the quantified objectives of the Housing Element.
Findings and Conclusions:	Even with the limited number of development opportunities in Monrovia, the City has succeeded in using density bonuses on infill and redevelopment sites to create affordable housing units. Sixteen units were developed with the density bonus at the corner of Canyon and Walnut and 37 at Regency Court. This program will be continued.

10. Homeless Shelters/Transitional Housing

Seventy-five homeless persons in Monrovia have been identified through interviews conducted by the staff of Unity Center, a private social service provider. Additional homeless persons are believed to live in the City as well. Although hot meals, blankets and personal care items are provided to the City's homeless, there are no emergency shelters in the City. The City will continue to permit homeless and transitional housing in manufacturing zones with a CUP. In addition, the City will meet with homeless service providers and other community organizations interested in homeless issues to determine the need for an emergency shelter and/or transitional housing facility in the City.

The City will facilitate the location of homeless or transitional housing by surveying existing properties in the City's manufacturing zones that have the greatest feasibility for such uses based on:

- existing uses or buildings (if any);
- proximity to public transportation;
- accessibility to supportive services;
- surrounding land uses that could negatively impact, or be impacted the proposed use; and
- the operational requirements of the proposed use.

Upon completion of the survey and identification of the most appropriate sites, the City will provide homeless and transitional housing providers with the site survey for future use in selecting appropriate locations for such facilities should the need arise. The survey results will not represent an endorsement of any specific location for a homeless or transitional housing facility, but an identification of potential locations that meet the operational needs of such land uses while minimizing potential impacts on surrounding land uses and the community at large. As such, use of the survey could reduce the time and number of substantive issues that must be addressed under the conditional use permit process.

To determine the need for additional homeless or transitional housing facilities in Monrovia, the City will meet annually with the Unity Center, the primary homeless service provider in the City. If the Unity Center and the City agree that a need for an additional homeless or transitional housing facility exists, the City will assist the Center in identifying an appropriate location.

Evaluation

Objective:	Allow for emergency shelters/transitional housing in Monrovia by 1993.
Action:	Amend Zoning Ordinance to allow shelters/ transitional housing in manufacturing zones with a CUP.
Achievements:	One transitional housing project has been developed in Monrovia; Phoenix Housing provides 20 units for women who were in prison, reuniting them with their children and helping them into the workforce and independent living. Additionally there are group homes that provide care for persons with alcohol or drug dependency and independent living for the developmentally disabled.
Findings and Conclusions:	Transitional housing provides a much-needed alternative for individuals and families who need supportive services prior to living independently in conventional housing. The City should continue to accommodate this type of housing under a CUP process to allow for additional transitional housing but minimize potentially negative impacts of such housing.
Timeframe	Complete site survey (Planning Division to conduct) and provide survey results to homeless and transitional housing providers by June 2003 (in progress).

11. Monrovia Redevelopment Agency (MRA)

New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households. Through the Monrovia Redevelopment Agency, the City offers strong incentives, and has participated in the development of affordable housing units.

In response to the needs of Monrovia's large elderly population, most of the lower income housing that have been built under the sponsorship of the MRA have been senior units. Differences in the housing projects have merited different types of assistance and different levels of public investment.

By law, redevelopment agencies must allocate 20 percent of the tax increment funds that they receive on housing for lower income households. As of October 2000, Monrovia had an unused balance of $1.6 million in its housing set-aside fund and is projected to receive an additional $415,000 over the five-year planning period of this Element. It should be noted, however, that redevelopment projects might not be realized due to a variety of factors unrelated to the availability of housing set-aside funds.

The Redevelopment Agency will continue to use housing set-aside funds for the following programs between 2000 and 2005:

1. Housing rehabilitation, preservation, and neighborhood improvement (Housing Element programs (Programs 3, 21, 24, 25, 27, and 33)
2. First-time and homebuyer and other homeownership assistance (Housing Element Programs 23, 29, 30)
3. Preservation of existing assisted rental housing (Program 34)
4. Construction of new affordable rental housing (Programs 6,15 and 35)
5. Assembly and consolidation of appropriate sites for multi-family development.

Evaluation

Objective:	Redevelop (new units, rehabilitation, etc.) 200 dwelling units for very low- to moderate-income by 1994.
Action:	Provide housing for lower income households.
Achievements:	In 1997, approximately $253,239 was spent on rehabilitation, while $644,430 was spent on other housing subsidies. By 1999, rehabilitation spending had risen to $382,792. In the last two planning periods, the Monrovia Redevelopment Agency has assisted the following units:

1993 -1997

Development Name	Year Built	Total Units	MRA Assisted Units		
			Moderate	Low	Very Low
Regency Court	1993	115	0	92	22
Canyon Cottages	1993	16	14	2	
Cypress Custom Homes	1994	3	3		
Maple Avenue Homes	1994	4	4		
247 West Lemon	1996	6	2		
Walnut Custom Homes	1997	15	15		
TOTAL		159	**38**	**94**	**22**

1998-6/2001

Development Name	Year Built	Total Units	MRA Assisted Units		
			Moderate	Low	Very Low
915 West Walnut	1998	4	4		
Diamond Custom Homes	1998	9	4		
Foothill/Ivy	1999	8	4		
Chestnut/Monterey	1999	7	4		
Magnolia/Palm	2000	6	3		
519 ½ Almond	2001	1	1		
Foothill/Mountain	2001	9	1		
First Time Homebuyer	N/a	27	27		
TOTAL			**48**		

6/2001-present

Development Name	Year Built	Total Units	MRA Assisted Units		
			Moderate	Low	Very Low
244 E. Cypress (Housing 101)	2002	1	1		
Heritage Park (Blackstone)	2002	78		7*	12*
415 Royal Oaks (Housing 101)	2002	1	1		
Total			**2**	**7**	**12**

*subject to AB438 compliance

Findings and Conclusions: The Monrovia Redevelopment Agency has exceeded its objectives for assisting low- and moderate-income housing development and rehabilitation. Future objectives will be based on anticipated revenue in the Low/Moderate-Income Housing Fund. In addition, the City is actively pursuing other funding sources, including the City of Industry Fund.

Affordable Housing Projects Under Consideration/Review

- 138-142 E. Cypress - 2 moderate income units
- Magnolia and Foothill – 16-20units/8-10 assisted
- Magnolia and Duarte - 14 units/7 assisted
- Colorado and Primrose (live/work)- 29-70 units/50% assisted. This site has been designated for mixed use by City ordinance and is included in Table 33 as the one-acre designated for RH. General Plan amended in 2000.
- Monrovista – 26 units/13 assisted. Property acquisition/land assembly in progress;
- Housing 101 Program – 5 moderate income units-one currently under construction.
- Almond/Shamrock - 4 units/2 low income.
- East Olive – 4 units/4 assisted
- Myrtle/Huntington – 35 units/17 assisted

12. Density Bonus and Other Regulatory Incentives

The City promotes the density bonus/incentives ordinance pursuant to the State regulations. The ordinance provides that if a developer allocates at least 20 percent of the units in a housing project to low-income households, 10% for very low-income households, or at least 50 percent for "qualifying residents" (e.g. senior citizens). The City must either a) grant a density bonus of 25 percent, along with one additional regulatory concession to ensure that the housing development will be produced at a reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. The developer shall agree to, and the City shall ensure, continued affordability of all lower income density bonus units for a minimum 30-year period. City staff will continue to promote this ordinance.

The City also has an Affordable Housing Owner-Occupied Incentive Program (AHOIP) that grants a density bonus of 25 percent and other regulatory incentives including permitting attached units, reduction in off-street parking, unit size reductions, less recreation space, and modified setback standards for developments with 20 percent or more of the units reserved for occupancy by lower income households. The program has been adopted as part of the Zoning Ordinance.

The Monrovia City Council adopted this affordable owner-occupied housing ordinance in 1992. The ordinance provides regulatory incentives to encourage development of affordable owner-occupied housing expressly for low- and moderate-income households.

The ordinance provides for a considerable increase in allowable densities. For example, with a lot size of 45,453 square feet, the allowable density for a market-rate development would be 26 dwelling units/acre for a total of 27 dwelling units, while an affordable project on the same lot developed under the AHOIP would allow for 41 dwelling units/acre for a total of 43 dwelling units.

The City will encourage the use of the density bonus on future residential projects by meeting with each residential development applicant prior to submittal of a completed development application to explain the City's affordable housing objectives (as contained in the Housing Element and the

Redevelopment Implementation Plan). The City will explain the density bonus program, AHOIP, and other financial and regulatory incentives the City may negotiate in exchange for including affordable housing in the applicant's development proposal. The City will recommend to applicants that each project over five dwelling units contain at least one affordable dwelling unit. The City will not impose a mandatory inclusionary housing requirement, however, except when such a requirement is necessary to comply with the Redevelopment Implementation Plan. The combination of bonuses and incentives the City will offer will depend on the financial needs and objectives of the development proposal.

The City will prepare and maintain a land inventory for interested developers to provide information on residential development opportunities in the City. The City will maintain regular contacts (at least annually) with interested non-profit housing sponsors to inform them of these residential development opportunities and the City's density bonus and incentives programs that are available to encourage the production of low- and moderate-income housing. Additionally, the City will market the program by creating a brochure that will be available for distribution with other City/Agency marketing materials.

The City will also amend the AHOIP zoning provisions to extend the same incentives to affordable rental housing.

Evaluation

Objective:	25 affordable units by 1994.
Action:	Encourage the use of density bonuses and other incentives to provide affordable housing. Prepare and disseminate a land inventory to assist developers in identifying housing development opportunities. Amend the AHOIP to include affordable rental housing.
Achievements:	The City has approved 53 density bonus units to date. The City has not maintained records on the number of units affordable to very low- versus low-income households. Given land and development costs, and the initial sales/rental costs of the density bonus units, it is likely that the overwhelming majority were low-income rather than very low-income units.
Findings and Conclusions:	The density bonus program has been a valuable tool, in combination with regulatory incentives and financial assistance, in creating affordable housing units in Monrovia. The City should continue to actively pursue the use of density bonuses, particularly in residential projects within the City's redevelopment area (in which inclusionary housing requirements apply to new developments).

13. Monitor and Removal of Governmental Constraints

The evaluation and review required by the City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. In order to minimize project holding costs, jurisdictions should streamline their review procedures to the greatest extent possible without compromising adequate review. Review and processing time for single-family homes in Monrovia generally takes no more than six weeks. Prior to 1993, review and processing for multi-family projects could take 14 weeks or more. These time requirements are comparable to those of other jurisdictions in Southern California and are not considered excessive. The City "fast-tracks" low-income housing projects and gives them priority over other developments to encourage their development.

Since 1993, the City has a used a Development Review Committee that meets weekly to streamline plan-checking of projects through a preliminary review prior to forwarding to the Planning Commission. The process can now be completed in a short as two months. The Development Review Committee process has worked well in ensuring minimal City delays in processing residential development requests, particularly affordable housing projects in which delays could jeopardize project funding.

Monrovia is the 4th oldest city in Los Angeles County and the majority of the neighborhoods were developed prior to 1940. Although the development of more than two residential units requires the approval of a CUP by the Planning Commission, this process is not used as a method of stopping multi-family development. Rather, the Conditional Use Permit is an important tool to ensure that proposed development is compatible with its surroundings. Since 1993, there have been no CUPs denied for a multi-family proposal. In fact, the majority of affordable housing projects completed have had MRA participation, and many have been fast-tracked. Further, most of these applications were also subdivisions which run concurrent with the CUP process, hence, the CUP requirement placed no additional processing time on the application. .

In order to ensure that the CUP process does not impede the production of multi-family housing, in the future, the City will monitor the effect on the construction of housing, including affordable housing, by completing an annual review. This review will be conducted as part of the City's annual Status of the General Plan submitted to the State. This review will contain the following data:

- Date of Completed Application
- DRC review
- Planning Commission Public Hearing
- City Council Public Hearing (if required)
- Conditions of approval
- Difference between proposed density and approved density (if any)

Based on this review, the City will examine any detrimental effects on the production of multi-family housing. If the City finds that the CUP process has resulted in unreasonable delays, project costs, or reductions in residential densities, the City will revise the CUP process and requirements prior to the next annual review to mitigate these constraints.

As required by SB 520, the City will analyze potential constraints (if any) on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. The City will initiate actions to address any constraints identified through this analysis including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

The City believes its plan checking system should be continued with periodic evaluation for possible refinements and improvements.

Evaluation

Objective:	Study residential permit processing system and complete by 1993.
Action:	Determine if permit procedure times can be shortened. The City will continue to implement the Development Review Committee process established in 1993. Starting FY2002-2003, conduct annual review of the effects of Conditional Use Permit process on the development of multi-family housing. Conduct an evaluation of potential constraints on the development of housing for disabled persons in compliance with SB 520 by June 2003.
Achievements:	The City has a Development Review Committee that meets weekly to streamline plan-checking of projects through a preliminary review prior to forwarding to the Planning Commission. The process can now be completed in a short as three months. No multi-family housing projects have been denied and the average processing time has been just over three months.
Findings and Conclusions:	The Development Review Committee process has worked well in ensuring minimal City delays in processing residential development requests, particularly affordable housing projects in which delays could jeopardize project funding. The City believes its plan checking system should be continued with periodic evaluation for possible refinements and improvements.

14. Second Unit Ordinances

The City Council modified its Second Unit Ordinance in 1989. The revised ordinance eliminated the minimum lot size requirement and reduced the minimum unit size. Second units are allowed in the single-family residential zones with a conditional use permit, and are intended for elderly (55 years or older) and disabled two-person households. The ordinance requires one parking space for the second unit. The City will continue to promote this ordinance to encourage construction of second units

where feasible and appropriate. Promotion of the program will involve production of informational literature on second unit provisions that will be made available at the Planning and Building Department permit counters.

The City Attorney will review the City's second unit ordinance to ensure compliance with AB1866.

EVALUATION

Objective:	Continue to promote Second Unit Ordinances.
Action:	Allow second units in single-family zones with a CUP. Review to ensure compliance with AB 1866 by June 2003
Achievements:	The Zoning Ordinance allows second dwelling units/senior citizen units in the RF, RE, and RL zones with a CUP. The City has not maintained records on the number of second units approved, nor has it actively promoted this option in the sense of advertising this zoning code provision among eligible property owners.
Findings and Conclusions:	Second dwelling units, if sensitively designed and located in appropriate residential neighborhoods with sufficient lot sizes and infrastructure, can provide a positive, and often affordable, contribution to the City's housing stock. The City could make property owners aware of this option through an information brochure available through the Planning Department.

15. Development Fees

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rata share system, they often contribute to the cost of housing and constrain the development of lower priced units. The goal of this program is to review City fees to ascertain if waiver or subsidy by the City may be beneficial for the provision of affordable and senior citizen housing. The City conducts a review of its fees on an annual basis to compare their impact on housing costs relative to fees in neighboring communities and in relation to the cost of providing infrastructure or services for which the fees are charged. Monrovia will waive or defer fees for low-income housing developments on a case-by-case basis, or use redevelopment housing set-aside funds if the City determines that the waiver or deferral is necessary to maintain the affordability of housing to low-income households.

Evaluation

Objective:	Study residential fee system and complete by 1993.
Action:	Determine if fee waiver or subsidy would be beneficial to affordable housing on a case-by-case basis

Achievements:	The City conducts a review of its development fees every two years. New fee schedule fees are set "at cost." This results in lower fees than other cities in the San Gabriel Valley. If necessary for the financial feasibility of an affordable housing project, the City does consider fee deferrals or redevelopment agency subsidies to help defray fee costs.
Findings and Conclusions:	Development and permit fees are a necessary source of revenue to defray the cost of administering planning and zoning requirements, reviewing development projects for compliance with these requirements, and funding the costs of public infrastructure and services needed for new development. Affordable housing developments do not cost less to review or demand fewer services on the average than other housing projects. Nevertheless, the City is sensitive to the impact its fees may have on housing affordability, and works with affordable housing developers to mitigate that impact.

16. Los Angeles County Home Improvement Program

The City participates in a County sponsored loan program that provides below market rate loans for housing rehabilitation. To be eligible for the program, homeowners must have a low- to moderate-income. Fifteen year loans of up to $25,000 are provided at interest rates of either 3 percent, 5 percent or 7.5 percent, depending on the homeowner's income. The City promotes this program by providing brochures about the program at the Public Works and Planning counters, and by publishing information about the program in Monrovia Today, a city-sponsored newspaper that is sent to every residence in Monrovia. In addition, Los Angeles County publishes ads about the program in local newspapers.

To assist City residents in accessing County programs, Monrovia advertises the availability of County programs to City residents through:

- Distribution of flyers containing program descriptions and contact information at City Hall and other public locations.
- Placement of program information in the City's newsletter *Monrovia Today* and the City's web site.
- Contacts with, and distribution of information to, community organizations.
- Distribution of program information through the City's Community Activist Policing Programs and Neighborhood Block meetings.

If necessary, the City will also provide application assistance to City residents in accessing County Programs, although the County's Community Development Commission typically provides such technical assistance to applicants in need.

Evaluation

Objective:	Provide below market rate loans for 150 dwelling units by 1994.
Action:	Provide below market rate loans for rehabilitation.
Achievements:	The Los Angeles County Community Development Commission operates this program in Monrovia. The City of Monrovia has no involvement in applicant approval or funding availability. The City provides program information and referrals to interested property owners when funding is available. This program is available only in unincorporated areas of Los Angeles County and specified cities that do not receive CDBG funds directly from the federal government, which includes Monrovia.
Findings and Conclusions:	Although not operated directly by the City of Monrovia, this program supplements City efforts to upgrade substandard dwelling units, improve and stabilize single-family neighborhoods, and maintain homeownership by low-income households who might not otherwise have the financial means to make needed repairs. This program is therefore, an integral part of the City's housing strategy. Monrovia will seek to continue the availability of this program to Monrovia homeowners and will continue to refer eligible residents to the County's Community Development Commission.

17. Los Angeles County Rental Property Rehabilitation Program

The City also participates with the Los Angeles County Community Development Commission bond program for the rehabilitation of rental units. In order for a building to be eligible for rehab under this program, 70 percent of the tenants must be of low- or moderate-incomes. Two types of loans are provided: zero percent loans that are payable in 10 years and 7 percent loans that are payable in 15 years. There is a loan minimum of $5,000 per unit. Efforts are made to match up tenants of these properties with Section 8 rental subsidies. Fifty housing units in Monrovia have been rehabilitated through this program.

The City promotes this program in the same manner the home improvement program is promoted. That is, the City has brochures available at public counters, and publishes information about the program in Monrovia Today. In addition, Los Angeles County published ads about the program in Local newspapers.

To assist City residents in accessing County programs, Monrovia advertises the availability of County programs to City residents through:

- Distribution of flyers containing program descriptions and contact information at City Hall and other public locations.

- Placement of program information in the City's newsletter *Monrovia Today* and the City's web site.

- Contacts with, and distribution of information to, community organizations.

- Distribution of program information through the City's Community Activist Policing Programs and Neighborhood Block meetings.

If necessary, the City will also provide application assistance to City residents in accessing County Programs, although the County's Community Development Commission typically provides such technical assistance to applicants in need.

Evaluation

Objective:	Rehabilitation of 150 rental dwelling units by 1994.
Action:	Bond program for rehabilitation of rental units.
Achievements:	The Los Angeles County Community Development Commission formerly operated this program in Monrovia. The City of Monrovia has no involvement in applicant approval or funding availability. The City provides program information and referrals to interested property owners when funding is available. This program is available only in unincorporated areas of Los Angeles County and specified cities that do not receive CDBG funds directly from the federal government, which includes Monrovia. Fifty housing units in Monrovia have been rehabilitated through this program.
Findings and Conclusions:	Although not operated directly by the City of Monrovia, this program supplements City efforts to upgrade substandard dwelling units, improve and stabilize residential neighborhoods, and correct code violations in rental housing occupied by low-income households. This program is therefore, an integral part of the City's housing strategy. Monrovia will seek to continue the availability of this program in Monrovia and will continue to refer eligible property owners to the County's Community Development Commission.

18. Deferred Rehabilitation Loan Program

Monrovia offers this loan program specifically as a last resort for low- and moderate-income households that have no other resources and cannot afford a conventional loan. The program offers deferred loans at a 3 percent interest with a maximum loan limit of $25,000. The program is only available for use if approved on a case-by-case basis when no other sources of assistance are available.

Evaluation

Objective: Fund 50-75 below market rate loans by 1994.

Action: Fund below market rate loans for rehabilitation.

Achievements: This is a combined program with County Home Improvement Program (see program 16). The Los Angeles County Community Development Commission operates this program in Monrovia. The City of Monrovia has no involvement in applicant approval or funding availability. The City provides program information and referrals to interested property owners when funding is available. This program is available only in unincorporated areas of Los Angeles County and specified cities that do not receive CDBG funds directly from the federal government, which includes Monrovia.

Findings and Conclusions: Although not operated directly by the City of Monrovia, this program supplements City efforts to upgrade substandard dwelling units, improve and stabilize single-family neighborhoods, and maintain homeownership by low-income households who might not otherwise have the financial means to make needed repairs. This program is therefore, an integral part of the City's housing strategy. Monrovia will seek to continue the availability of this program to Monrovia homeowners and will continue to refer eligible residents to the County's Community Development Commission.

19. Section 8 Rental Assistance

Many lower income households depend upon rental assistance for adequate housing that would otherwise be unaffordable to them. Under the HUD Section 8 program, eligible households must pay only 30 percent of their income for eligible units and HUD will pay the difference between the 30 percent and the Fair Market Rent for the unit. Monrovia participates in the Section 8 Program through a cooperative agreement with the Baldwin Park Housing Authority whereby the Housing Authority administers Monrovia's Section 8 Program. There are currently 230 households in Monrovia receiving assistance through this program.

Because the availability of Section 8 vouchers and certificates depends on the application and waiting list policies of the Baldwin Park Housing Authority (subject to federal requirements), and acceptance of Section 8 vouchers and certificates is voluntary by rental property owners, it is impossible for Monrovia to predict the number of households that can be assisted by the Section 8 program over the next five years.

Evaluation

Objective: Offer rental subsidies between 1989-1994.

Action:	Rental subsidies to very low- and low-income households.
Achievements:	The Section 8 Program is operated by the Baldwin Park Housing Authority. The City of Monrovia does not operate its own Housing Authority. According to the Housing Authority, 230 households in Monrovia use Section 8 certificates or vouchers to pay for part of their rental expenses.
Findings and Conclusions:	Monrovia cannot directly affect the number of Section 8 certificates or vouchers available to residents of Monrovia, as program eligibility and priorities are determined by federal regulations and Housing Authority policies. Monrovia can refer eligible residents to the Housing Authority and provide information on rental properties in Monrovia that accept Section 8 certificates or vouchers.

20. Equal Housing Opportunity

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. The City works with the Baldwin Park Housing Authority to ensure that housing discrimination does not take place in Monrovia. If a complaint of housing discrimination is made, the Housing Authority will investigate the incident and the property owner will be contacted. The City refers discrimination complaints to the Housing Authority.

The City disseminates information on fair housing and referral/mediation services in a similar manner as for the promotion of County housing programs:

- Distribution of flyers containing program descriptions and contact information at City Hall and other public locations.
- Placement of program information in the City's newsletter *Monrovia Today* and the City's web site.
- Contacts with, and distribution of information to, community organizations.
- Distribution of program information through the City's Community Activist Policing Programs and Neighborhood Block meetings.

If necessary, the City will also provide assistance to City residents in filing housing discrimination complaints or accessing mediation services.

Evaluation

Objective:	Address all discrimination complaints.

Action:	Promote equal housing opportunity. The Community Development Department will provide referrals of discrimination complaints to the Baldwin Park Housing Authority
Achievements:	The City's Neighborhood Mediation/Dispute Resolution Program helps residents solve neighborhood and housing problems, including tenant/landlord issues.
Findings and Conclusions:	The present arrangement provides an effective mechanism for assuring that state and federal equal housing opportunity requirements are met and for providing a referral agency for discrimination complaints and education on anti-discrimination programs.

21. Neighborhood Strategy Area (NSA) Housing Infill Program

Although redevelopment of blighted areas is necessary for the continued economic health of the community, redevelopment can result in the unnecessary loss of older, often historically significant housing units. To address this situation, the City of Monrovia implemented the NSA Housing In-Fill Program through which housing units (that are in sound condition in redevelopment project areas where they would otherwise be demolished) may be moved to a new site that is either vacant or contains an existing unit that is beyond repair and must be replaced. Homeowners as well as absentee owners are eligible for this program if they agree to rent the move-on unit to an eligible family participating in the federal Section 8 program.

Evaluation

Objective:	Move 20 units by 1994.
Action:	Move units to be demolished in redevelopment areas to infill lots.
Achievements:	The City was able to move only two dwelling units on to infill lots under this program due to funding limitations and the lack of a sufficient number of suitable candidates. Two infill projects that were completed are located at 519½ Almond and 234 Cypress.
Findings and Conclusions:	This program meets three important City housing objectives: 1) the conservation of existing housing, 2) the preservation of affordable housing opportunities, and 3) the use/re-use of infill sites to increase housing opportunities and improve neighborhoods. For these reasons, the City proposes to maintain this program, but reduce the quantified objective consistent with anticipated funding and available dwelling units suitable for moving.

NEW PROGRAMS (SINCE 1994)

Improvements to the existing housing stock and supporting moderate-, low- and very low-income homeowners are high priorities for the City and integral to the City's strategy of preserving single-family neighborhoods and increasing homeownership rates. The identified programs have been designed since the adoption of the 1993 Housing Element to stabilize residential neighborhoods, provide incentives to private property owners to reinvest in neighborhoods, provide public investment in residential neighborhoods, and increase homeownership opportunities, particularly for lower income households. Through these efforts, Monrovia believes it can resolve many of the problems that have impacted its older residential neighborhoods over the past 20 years. The historically funded institutional programs, e.g., HUD, LA County Community Development Commission, Redevelopment Agency, First-time Home Buyers program, have been successful, and the City should seek maximize funding for these programs.

Programs available that have only had marginal impact, or short-term objectives, present opportunity for additional development of affordable housing and should be reviewed and, if warranted, receive more promotion.

Unless otherwise noted, each of the programs described below is a current and ongoing program through 2005. City programs will be administered by the Community Development Department. For programs operated by Los Angeles County, the Community Development Department will serve as the City's liaison to assist Monrovia residents in accessing the County program.

22. Neighborhood Improvement Grant

To continue improving and upgrading the existing housing stock, Monrovia provides grants to very low- and low-income households for home repair and improvement. Eligible homeowners may receive up to $8,000 to defray the cost of home repairs.

Evaluation

Objective: Improve and maintain the existing housing stock.

Action: Provide grants to low-income households for home repair and improvement.

Achievements: The project assists three units annually with a grant of $8,000 per unit for low- and very low-income households.

23. Loans to First-time Buyers (City)

This program targets first-time homebuyers entering the housing market. The funding comes from the Redevelopment 20% housing set aside and is used to provide low-cost financing to primarily to moderate-income first-time homebuyers.

The City of Monrovia offers two types of first-time homebuyer assistance programs:

1. The Down payment Assistance Program provides up to $12,000 in assistance to new homebuyers based on income. The program has an annual fund of $80,000 and typically assists up to eight units annually
2. Scattered Seconds program offers up to $25,000 in assistance based on income. The program has an annual fund of $120,000 and assists up to eight first-time homebuyers each year with assistance of $15,000 on average.

The City maintains the affordability of developed units by retaining the first option to sell the units. To discourage speculation by first-time homebuyers, the City retains a share of the equity in a home up to a specified time period.

Evaluation

Objective:	Fund 9-10 loans.
Action:	Use Housing Set-Aside Funds.
Achievements:	Since 1993, assistance has been provided for 27 first time homebuyers.
Findings and Conclusions:	This program is an integral part of the City's strategy to increase homeownership. At the time of the 1990 U.S. Census, renters outnumbered homeowners. A substantially higher percentage of single-family homes were rentals than in neighboring communities. The program targets moderate-income homebuyers and is complemented by the County's program that targets low-income homebuyers. Through these homebuyer assistance programs, the City hopes to reduce the number of rental homes and stabilize residential neighborhoods (under the assumptions that homeowners have a built-in incentive to maintain their properties and support neighborhood improvement efforts).

24. Neighborhood Beautification

The City of Monrovia provides dumpsters in problem neighborhoods to avoid illegal dumping, avoiding build-up of unsightly, and potentially unhealthy debris. Each roll-out dumpster serves an average City block. About three neighborhoods each year are provided with dumpsters.

Evaluation

Objective:	Avoid debris buildup in neighborhoods.
Action:	Provide dumpsters in problem neighborhoods to avoid illegal dumping of debris.

Achievements: This Program Provides roll-out dumpsters in three neighborhoods annually.

25. Neighborhood Strategy Team/Community Activist Policing Program

Monrovia has identified areas of crime and blight to develop a strategy that includes infrastructure improvements, lighting, landscaping, housing rehabilitation, demolitions, social services (adult protective services, county mental health services, etc.). The goal of the program is to create and maintain healthy and safe neighborhoods through early intervention with a range of community supportive services.

Evaluation

Objective: Create and Maintain healthy and safe neighborhoods.

Action: Develop a strategy and active policing efforts to maintain neighborhoods and safety.

Achievements: This Program has identified areas of crime and blight to develop a strategy that includes infrastructure improvements, lighting, landscaping, rehabs, demolitions, social services (adult protective services, county mental health services, etc.).

26. Neighborhood Pride Program

To encourage private efforts at neighborhood improvements, the City of Monrovia publicly recognizes companies and individuals who have actively maintained or rehabilitated their properties. The goal of the program is to foster pride in the community through property maintenance. Monrovia gives awards in recognition of well-maintained commercial and residential properties and for the property owners' outstanding efforts.

Evaluation

Objective: Foster pride in the community through property maintenance.

Action: Publicly recognize companies and individuals who have actively maintained or rehabilitated their properties.

Achievements: Recognize well-maintained commercial and residential properties for their outstanding efforts in property maintenance.

27. Shopping Cart Pickup Service

To clean-up the appearance of the City, Monrovia conducts twice-weekly sweeps to collect misplaced shopping carts. Code enforcement volunteers have the Shopping Cart Service (a private service) haul away abandoned shopping carts. The City pays for the service. Another objective of the program is to educate community residents, in coordination with supermarkets citywide, on the return of carts in exchange for coupons, particularly if youth can assist in the return of carts.

Evaluation

Objective: Cleanup the appearance of the City.

Action: Sweep the City twice each week to collect misplaced shopping carts.

Achievements: Code enforcement volunteers have the Shopping Cart Service haul away abandoned shopping carts twice each week. The City pays for the service and would like to educate the community, in coordination with Vons and other markets, on the return of carts in exchange for coupons, particularly if youth can assist in the return of carts.

28. Mills Act Contracts

To preserve historic homes, the City of Monrovia assists homeowners in establishing Mills Act Contracts so that homeowners can receive up to a 60 percent property tax reduction. This tax break allows homeowners to invest more in the preservation of the home. There are presently 29 Mills Act contracts in the City. If additional homes are identified that meet Mills Act criteria, whether through the local historic society, as a result of City or individuals efforts, or through other means, the City will contact these homeowners to determine their interest in participating in the Mills Act program.

Evaluation

Objective: Preserve historic homes.

Action: Establish Mills Act contracts in the City so historic homeowners can receive a property tax reduction. This tax break allows homeowners to invest more in the preservation of their home.

Achievements: There are 29 Mills Act contracts in the City.

29. Lease to Own Home Purchase Program (in cooperation with the CCHOA)

The City enacted a new program in 1999 to assist low-income households afford homeownership. The program provides 30 year fixed rates, gifted down-payment and closing costs, 97 percent financing, and maximum loans of up to $252,400

Evaluation

Objective: Assist low-income households afford homeownership.

Action: Establish a program to provide 30 year fixed rates, gifted down-payment and closing costs, 97 percent financing, and maximum loans of up to $252,400.

Achievements: The City enacted this program in 1999 by Council Resolution. The number of units sold using this program thus far is 2.

30. Housing 101 – (Enacted in 1998/99)

A new program enacted in 1999, the City contracts with the Monrovia School District to construct houses. The City provides the land and building materials and the School District provides a Contractor to supervise the students to do the construction. Proceeds from the sale of the home go toward the purchase of other sites and materials. District students learn valuable hands-on construction skills. Homes constructed under this program are then sold to homebuyers who meet affordable housing income criteria.

Evaluation

Objective: Provide affordable housing and job training opportunities to high school and ROP students.

Action: The City contracts with the Monrovia School District to construct houses. The City provides the land and building materials and the School District provides a Contractor to supervise the construction and students who work on constructing the home as part of a class. Proceeds from the sale of the home go toward the purchase of other sites and materials.

Achievements: One home has been constructed and sold to a buyer meeting affordable housing eligibility requirements. A second home is under construction.

31. Los Angeles County Mortgage Credit Certificates (MCC)

The City of Monrovia participates with Los Angeles County in a Mortgage Credit Certificate Program to assist low-income first time homebuyers through federal income tax credits. The tax credits, which substantially reduce a homeowner's tax liability, have the effect of making home purchase more affordable. Tax credits range from 10 percent-15 percent, depending on income. The City gave its approval in 1995 to participate in this program, which is operated by the County of Los Angeles. To assist City residents in accessing County programs, Monrovia advertises the availability of County programs to City residents through:

- Distribution of flyers containing program descriptions and contact information at City Hall and other public locations.

- Placement of program information in the City's newsletter *Monrovia Today* and the City's web site.

- Contacts with, and distribution of information to, community organizations.

- Distribution of program information through the City's Community Activist Policing Programs and Neighborhood Block meetings.

If necessary, the City will also provide application assistance to City residents in accessing County Programs, although the County's Community Development Commission typically provides such technical assistance to applicants in need.

Evaluation

Objective:	Assist low-income first time homebuyers through federal income tax credit.
Action:	Establish a program to give qualified homebuyers a federal tax credit each year they keep the same mortgage and live in the house. Tax credits range from 10 percent-15 percent depending on income.
Achievements:	The City gave its approval in 1995, to participate in the MCC Program. This Program is operated by the County of Los Angeles.

32. Teacher and Officer Next Door Homebuyer Programs

Monrovia encourages peace officers and teachers to live in areas where children and families need their services most by assisting these individuals in becoming homeowners in the City. The program provides HUD homes at a 50 percent reduced rate with an additional assistance of a $100 down payment when an FHA-insured mortgage is used. The program is relatively new and its success will depend on the number of HUD-repossessed homes that become available in the City.

Evaluation

Objective:	Encourage Peace officers and teachers to live in areas where children and families need their services most and provide homeownership assistance for teachers and peace officers.
Action:	Establish program to provide HUD homes at a 50 percent reduced rate with an additional break of a $100 down payment when an FHA-insured mortgage is used.
Achievements:	Since 1997/98 the City has maintained and promoted this program at no cost to the City, but a lack of available HUD homes has had an

impact on its effectiveness. HUD has provided only one eligible unit thus far in the program.

NEW PROGRAMS FOR THE 2000 HOUSING ELEMENT

33. City Rental Property Rehabilitation Program

This program fills a gap in the City's housing programs by addressing the condition of existing rental properties in the City. The program will complement the County's Rental Rehabilitation Program.

The program will grant up to $15,000 per unit for rehabilitation. In exchange for the grant, the City will require that the unit be restricted to low-income individuals or families for 15 years. In order for a unit to be eligible for rehabilitation, at least 50% of the tenants on the property must fall into the low- or very-low income category.

Evaluation

Objective:	Provide loans for the rehabilitation of 5 rental dwelling units annually.
Action:	Provide grants up to $15,000 for the rehabilitation of rental units which will be then required to be low-income restricted.
Responsible Agency:	Community Development Department, Monrovia Redevelopment Agency.
Timeframe:	Implemented in FY2001-2002.

34. Preservation of Assisted Housing

Historically, Monrovia has sought to preserve the affordability of existing housing that has been developed through financial or other assistance under local, state, or, federal programs. Although not an official program identified in previous housing elements, the City has worked with property owners and nonprofit housing providers to arrange financing for the preservation of such unit when necessary. There were 223 federally assisted very low- and low-income rental units that were identified in the Needs Assessment as potentially at-risk of conversion to market rate housing (see Table 25 of the Housing Needs Assessment Report). However, since that time the contracts for Fano Gardens, Primrose Villa, and Villa Olive Oak have expired and they have pre-paid their mortgage, opted out, or Filed Federal Notice, respectively. These complexes represented 193 units. There are 31 federally assisted units left in Monrovia, none are classified as "high-risk."

The City's Housing Coordinator will maintain contact with the owners of these properties. If necessary to maintain the affordability of these units, the City will assist property owners in arranging financing, or seek the participation of the nonprofit housing provider to acquire and operate these

affordable rental units, to preserve their affordability to very low- or low-income households. Strategies could include rehabilitation or acquisition assistance.

Evaluation

Objective: Preserve 31 existing affordable rental units.

Action: Contact owners of the remaining properties to determine their long-term plans for ownership and management. If either or both owners desire to sell their properties, contact interested nonprofit housing providers to arrange for a purchase. If necessary to maintain affordability of the units, assist owners in obtaining state or federal financing under programs designated for preservation of at-risk housing. If needed to fill funding gap, consider use of redevelopment housing set-aside funds.

Responsible Agency: Monrovia Redevelopment Agency/Monrovia Housing Coordinator

Timeframe: Housing Coordinator to maintain contact with remaining assisted units,, pursue further action as needed.

35. Family Rental Housing

The City will target a portion of Redevelopment Agency money used for assisting housing to large family households, and provide zoning incentives, such as reduced lot sizes and density bonuses, to facilitate large family housing development. The City will require that all affordable housing projects (except those specifically targeted for seniors) include an appropriate number of 3 and 4 bedroom units. The required number will be determined on a project-by-project basis depending on the parcel size, project location, funding sources, and financial requirements of the project.

Evaluation – This is a New Program

Objective: This is a new program. No previous objective to evaluate.

Action: The City will require a pre-application meeting with each sponsor of an affordable housing project to review site and project characteristics, location, and funding to determine an appropriate requirement for large family units. The City will offer additional incentives, such as flexibility in application of zoning standards, direct financial assistance through the Redevelopment Agency, and density bonuses to ensure the financial feasibility of producing larger units.

Responsible Agency: Monrovia Redevelopment Agency

Timeframe: Begin January 2002. Project specific requirements to be negotiated on a project-by-project basis as development proposals are submitted to the City. The City has met with two developers, however no proposals have been submitted.

36. Mixed Use Opportunities

The City will encourage mixed-use developments in targeted areas to further increase residential development opportunities in Monrovia through the following actions:

1. The City will continue to permit multifamily housing in the Neighborhood Commercial (NC) zone. Multifamily housing will continue to be permitted without regard to maximum height or density standards that would otherwise apply to residences in the high-density multifamily zone. Parking and other development standards may be set through the Planned Development process to provide further incentives for affordable housing.

2. The City will continue to permit residences in the downtown planned development area (PD-5) as well as other commercial areas through the City's Planned Unit Development process.

3. The City adopted Ordinance 2000-11 which provides zoning incentives for creating live-work spaces, thus increasing the ability of the City to provide for future housing needs. The zoning incentives allow for greater density, building design flexibility, and flexibility in meeting traditional parking requirements.

4. The City will pursue master planning approach in the on and around the Monrovia Railroad Depot to encourage transit-oriented mixed-use development. The City will seek to re-establish the historic Monrovia Railroad Depot as the focal point of transit in the City. The City will take the lead in planning and redeveloping the depot as a multi-modal transit center, including extension of the Pasadena Gold Line light-rail. The area surrounding the Depot could support a range of transit-oriented uses and mixed high-density residential and commercial uses.

Evaluation – This is a New Program

Objective: This is a new program. No previous objective to evaluate.

Action: The City will continue to implement flexible multifamily residential development standards in the NC zone. The City will initiate a master planning process (which could include a specific plan) for the re-use of the Depot and surrounding properties.

Responsible Agency: Monrovia Planning Department, Monrovia Redevelopment Agency

Timeframe:
- Application of NC development standards for multifamily is an ongoing action.

ongoing action.

- Initiation of master planning or specific planning process for the Depot began in July 2002. The implementation of this project is based on funding for the extension of the Gold Line Phase II.

- The City Council adopted the live-work ordinance (Ord. 2000-11) in 2000.

37. Manufactured Housing and Mobilehome Parks

The City will review the Zoning chapter of the Monrovia Municipal Code to identify sections that do not currently comply with 65865.3 - 65865.3 and 65865.7 regarding the permitting of manufactured homes on single-family lots and mobilehome parks in areas zoned for residential use. The City will ensure that such zoning amendments comply with state requirements to allow manufactured housing and mobilehome parks subject to the same development standards as site-built homes.

Evaluation – This is a New Program

Objective:	This is a new program. No previous objective to evaluate.
Action:	Amend the Zoning chapter of the Monrovia Municipal Code to conform to state law regarding the permitting of manufactured housing and mobilehomes.
Responsible Agency:	Monrovia Planning Department
Timeframe:	Zoning amendments to be presented to the City Council for adoption by Mid- 2003.

38. Parking Requirements

The City's Zoning Ordinance allows for reduced on-site parking requirements for senior housing. Concurrent with the implementation of Program 12 (Density Bonuses and Other Regulatory Incentives), the City will amend parking standards contained in the Zoning Ordinance to allow reduced parking for non-senior and multifamily rental housing. The City will conduct a parking study to support reduced standards for specified residential developments. The following criteria will be used to determine whether a project is eligible for reduced parking:

1. Reduced parking will be approved through a planned development to assure that the parking reduction will not adversely impact the availability of on-street parking in the vicinity of the project.

2. Reduced parking must be supported by the City's parking study showing that the characteristics of the proposed project are similar to those associated with reduced parking needs, such as smaller dwelling unit sizes or fewer bedrooms and location in proximity to public transit.

3. The project will experience lower on-site parking demand because the residential portion of the development is part of a mixed-use project or is adjacent to other parking that can be shared without significantly increasing on-street parking demand.

Evaluation – This is a New Program

Objective:	This is a new program. No previous objective to evaluate.
Action:	Amend the Zoning chapter of the Monrovia Municipal Code to permit consideration of reduced parking for non-senior and multifamily housing. Conduct parking study to verify the conditions under which reduced parking is appropriate.
Responsible Agency:	Monrovia Planning Department
Timeframe:	Parking study to be completed by July 2003. Zoning amendments to be presented to the City Council for adoption by November 2003.

39. Blackstone/Heritage Park Senior Apartment Conversion.

American Senior Living (ASL), a developer of senior communities in California, has recently acquired the Blackstone Apartments located on the southwest corner of Duarte Road and Tenth Avenue. The apartment building was constructed in 1962 with 69 one-bedroom units, one (1) studio, and eight (8) two-bedroom units. The project, called "Heritage Park" is the renovation of the market-rate multi-family apartment into a 100% affordable senior apartment complex. The project will target residents whose in ASL is converting the building from market rate apartments to a mix of low-income (30 units) and very-low income (47 units). One unit will be used for the manager.

AB 438 Compliance Checklist
Per Government Code Section 65583.1(c)

Housing element law requires an identification of sites to facilitate the development of housing commensurate with the jurisdiction's share of the regional housing need for all income levels. Where sufficient sites have not been identified, the element must include a program to provide the necessary sites. Chapter 796, by adding Government Code Section 65583.1(c), provides alternative program options to address the adequate sites requirement. Specifically, local governments may meet up to 25 percent of their site requirement by substituting existing units which will be made available or preserved through the provision of committed assistance to low-and very-low income households at afford cable housing costs or affordable rents.

The following checklist is demonstrates compliance of the Heritage Park Senior Apartment Conversion (Program 39) with the provisions of Government Code Section 65583.1(c). Although the City may not receive credit for providing any of these units, it is pleased to have participated in a program that is providing 77 low- and very-low income units for the community.

The provisions set forth in Government Code Section 65583.1(c) (AB 438) are applicable **only** if a City/County has met at least a portion of the regional share for very low-income (VL) or low income (L) households in the current or previous planning period. In the current period: In the previous period: **65583.1(c)(2)**	 **Yes** **Yes**	
Identify the specific source of committed assistance funds: $1,894,617—Low Income Housing Tax Credit Proceeds (LIHTCP) $3,250,000—Bank of America Permanent Loan $ 450,000—Federal Home Loan Bank—AHP Subsidy $ 950,000—Los Angeles County—HOME Loan $ 150,000—Monrovia Redevelopment Agency $ 244,855—Owner Equity Indicate the amount and date when funds will be dedicated (legally enforceable agreement). $6,694617.00 Date: December 2002 **65583.1(c)(1)(A)**		
Do the units qualify for a 1 to 1 reduction of the regional share of up to 25% of the VL & L income need by having affordability covenants greater than 20 years? **65583.1(c)(1)**	**Yes** Units will remain affordable for 55 years.	
Unit costs/rents are to be affordable to: Very low-income households (50% AMI) Low-income households (60% AMI) **65583.1(c)(1)**	 **Yes** **Yes**	
Indicate the total number of units to be assisted with committed assistance funds. Very low-income households (50% AMI) Low-income households (60% AMI) Will the funds be sufficient to develop the identified units at affordable costs or rents? **65583.1(c)(1)(B)**	 47 30 **Yes**	

All of the general requirements listed above have been met. Therefore, the City of Monrovia is eligible to utilize the adequate sites provisions set forth in Government Code Section 65583.1(c).

(B) Multifamily rental units are to be c converted from non-affordable to affordable.

Include reference to specific program description in HE **65583.1(c)(1)**	**Program No. 39**	
Will the city/county purchase the unit(s) with the use of committed assistance, OR will the city/county purchase affordability covenants?	LIHTC will have a CTCAC Regulatory Agreement. The City	

65583.1(c)(2)(B)	of Monrovia and Los Angeles County will also have regulator agreements.	
Is the acquisition an eminent domain action? **65583.1(c)(2)(B)**	**No**	
Will the units result in a net increase to the affordable housing stock? **65583.1(c)(2)(B)**	**VL—47 units** **L — 30 units**	
Are the units currently occupied by VL income or L income households? **65583.1(c)(2)(B)(iii)**	**No**	
Will units be decent, safe, and sanitary upon occupancy? **65583.1(c)(2)(B)(iv)**	**Yes**	
Acquisition price is not > 120% of the median price of housing units within the city/county. **65583.1(c)(2)(B)(v)**	**No**	
Affordability and occupancy restrictions will be maintained for not less than 30 years. **65583.1(c)(2)(B)(vi)**	**Yes**	

40. Marketing of Housing Programs/Incentives

The City currently uses various methods to disseminate information about Monrovia's housing programs and incentives. To ensure that these programs are properly marketed and promoted, the City will create a marketing program that will target specific programs to their intended audience. The focus will be on two specific groups: residents and property owners, and developers.

The City continues to actively promote its programs to residents. Throughout 2002, the "City Hall Roadshow" was held on Saturdays at various locations in Monrovia. Staff was available to answer questions and handout materials. The Neighborhood Preservation Division, who administers many of the housing programs, also set up tables at several churches to educate residents of housing programs available to them. Home ownership and improvement flyers were mailed to all local Monrovia churches to provide program information and assistance to area residents in December 2002. Additionally, the City co-sponsored a housing fair in November 2002. Over 300 people attended and received information from 43 vendors including the City of Monrovia.

The City currently has flyers that advertise its programs targeted to residents and property owners these include the following programs:

Neighborhood Improvement Conservation Effort (program #3)
Handyworker Grant Program (#4)
Deferred Rehabilitation Loan Program (#18)
Neighborhood Improvement Grant (#22)
Loans to First-time Buyers (City) (#23)
City Rental Property Rehabilitation (#33)
Mills Act Contracts (#28)

Second Unit Ordinance (#14)
Lease to Own (#29)
Equal Housing Opportunity (#20)
Los Angeles County (LAC)Loans to First-time Buyers (#7)
LAC Home Improvement Program (#16)
LAC Rental Property Rehabilitation Program (#17)
LAC Mortgage Credit Certificates (#31)

These programs will be marketed through the following activities:

- Distribution of flyers containing program descriptions and contact information at City Hall and other public locations.
- Placement of program information in the City's newsletter Monrovia Today and the City's web site
- Contacts with, and distribution of information to, community organizations.
- Distribution of program information through the City's Community Activist Policing Programs and neighborhood Block meetings.
- Community outreach through events such as the Housing Fair.

Additionally, the marketing materials will be created that include the following programs:
Monrovia Redevelopment Agency administered programs (#11)
Family Rental Housing (#35)
Mixed Use (#36)
Density Bonus/AHOIP (#12)

Staff will distribute these materials to developers during the pre-application site review, make them available on the City's website, as well as mail information to developers on an annual basis.

Evaluation – This is a New Program

Objective:	This is a new program. No previous objective to evaluate.
Action:	Update and create new marketing materials publicizing the City's housing programs and opportunities.
Responsible Agency:	Monrovia Planning Division and Neighborhood Preservation Division
Timeframe:	Materials will be completed by Spring 2003.

DISCONTINUED/INACTIVE PROGRAMS

Handyworker Tool Loan Program

The City's Tool Loan Program allows residents to borrow tools for basic home repair and maintenance. If demand warrants over the next five years, the City will increase the number and

availability of tools so that more homeowners can participate in this program without having to wait an unreasonable period of time.

Evaluation

Objective:	Expand tool program.
Action:	Loan tools to householders for home repairs.
Achievements:	The Handyworker Tool Program was established to assist in the repair of four units per year and is a valuable resource for homeowners who cannot afford to purchase or rent the necessary tools to make their own home repairs. This program was never implemented.
Findings and Conclusions:	There are no plans at this time to activate this program.

Monrovia Rebate Program

The program provides rebates of up to $1,000 for eligible exterior work such as painting and landscaping. The program is only available for use on target houses.

Evaluation

Objective:	Fund Rebate Program by 1994.
Action:	Provide rebates up to $1,000 for rehabilitation.
Achievements:	The City provided eight rebates to homeowners. This program was established on an interim basis until the City could develop a permanent housing rehabilitation program. This program is no longer active.
Findings and Conclusions:	The City has many other programs, such as the Volunteer Neighborhood Improvement Program and the Handyworker Grant Program, that provide rehabilitation assistance. This program is no longer necessary to meet the City's goals of neighborhood preservation and improvement of the existing housing stock.

Monrovia Resources Development Corporation (MRDC)

This nonprofit development corporation was created in 1992. One of the goals of the non-profit is to build affordable housing in the city. Using Redevelopment Agency housing set-aside monies, the

corporation is currently building a 16-unit condominium project (Canyon Cottages) for low- and moderate- income first time buyers.

Evaluation

Objective:	50 affordable housing units per year over next two years.
Action:	Develop affordable housing in Monrovia.
Achievements:	MRDC was conceived as a community-based nonprofit housing organization to use Housing Tax Credits and other funding mechanisms to develop low- and moderate-income housing. Sixteen moderate-income units were developed under this program. The program is no longer active and the MRDC has been disbanded.
Findings and Conclusions:	The objectives of MRDC are still valid and an important component of the City's strategy to increase the supply of affordable housing. However, the City's direction will focus on identifying partnership opportunities with other nonprofit housing corporations and developers eligible tax credit projects, and identifying other funding sources for new affordable housing development. In addition, the City could promote, and make available to the development community, sites that are appropriate for affordable housing development.

California Housing Finance Agency (CHFA) Home Ownership and Improvement (HOHI) Program

The city provides loans for the purchases and rehabilitation of housing by low and moderate income persons through the CHFA HOHI program. Through this program, low and moderate-income residents can obtain home purchases and or rehabilitation loans. Loans are currently being offered at an interest rate of 9-¼% with a 30 year amortization period

Evaluation

Objective:	Fund 10 loans over the next two years.
Action:	Home purchase and improvements for low and moderate income.
Achievements:	This program, operated by the CHFA without involvement by the City of Monrovia, provides low-cost loans for home purchase and rehabilitation. The City has not maintained records on the number of homeowners who may have received loans under this program. CHFA has since discontinued this program, although other programs with similar objectives are offered.

Reverse Mortgage Program

The most substantial asset of most elderly homeowners is their home, which usually increases significantly in value with inflation. And while owning a home may provide a rich asset base, with the onslaught of retirement and a fixed income, many elderly homeowners quickly become income poor. Home maintenance repairs multiply as the home ages, and the rising costs in home utilities, insurance, taxes, and maintenance often get deferred altogether, creating an unsafe and often depressing living environment for the senior.

An alternative option for elderly homeowners is to draw needed income from the accumulated equity in their homes through a reverse mortgage. A reverse mortgage is a deferred payment loan or a series of such loans for which a home is pledged as security. Qualification for the loan is based primarily on property value rather than on income, allowing the elderly homeowner on a fixed income to receive a loan for which he or she would not otherwise qualify. Most reverse mortgage programs permit homeowners to borrow up to 80 percent of the assessed value of their property, receive needed principal of up to 25 percent of the loan, and then receive monthly annuity payments for the life of the loan.

Evaluation

Objective:	Institute Program by 1993.
Action:	Allow elderly householders to draw income from home.
Achievements:	This program was never implemented.
Findings and Conclusions:	At the time the City's Housing Element was prepared prior to the early 1990s, reverse mortgage programs were still relatively new and not well developed in the private sector. The City originally believed that it should offer a public alternative. Since that time, a sufficient number of private reverse mortgage programs have become available to low- and moderate-income senior homeowners to meet the need for financial assistance. These programs are sufficiently regulated by state and federal laws. The City does not believe there is a need for a City-sponsored reverse mortgage program.

Table H-2

City of Monrovia Housing Programs Summary

Housing Program	Program Objective	5-Year Goals	Funding Source	Responsible Agency	Time Frame
Loans to First-time Homebuyers (City) (23)	Increase Homeownership through loans to moderate-income first-time homebuyers	50 units	MRA Housing Set Aside Funds	City of Monrovia/ MRA	Ongoing
Lease-to-Own (29) Program	Increase homeownership opportunities for low- and moderate-income households	10 dwelling units	MRA Housing Set-Aside Funds	City of Monrovia Community Development Department	Ongoing
Housing 101 (30)	Provide new homes to purchase for low-income households	5 dwelling units	MRA Housing Set-Aside Funds	City of Monrovia Community Development Department	Ongoing
Preserve Assisted Housing (34)	To preserve affordable rental housing for lower-income households	156 assisted rental units through 2005	HUD, HCD, MRA Housing Set-Aside Funds	MRA/Community Development Department	Implemented 2001 Ongoing
NSA Housing In-fill Program (21)	Move units to be demolished in redevelopment areas to infill lots	2-3 dwelling units	MRA Housing Set-Aside Funds	City of Monrovia Community Development Department	Ongoing as funding becomes available
Code Enforcement Program (2)	Bring substandard housing units into code compliance	1,000 code inspections annually	CDBG	City of Monrovia Community Development Department	Ongoing

Table H-2

City of Monrovia Housing Programs Summary

Housing Program	Program Objective	5-Year Goals	Funding Source	Responsible Agency	Time Frame
Neighborhood Improvement Conservation Effort (3)	Provide home improvement rebates and neighborhood cleanup	Revitalize 2-3 neighborhoods	CDBG/RDA	City of Monrovia Community Development Department	Ongoing
Neighborhood Beautification (24)	Clean-up debris	15 neighborhoods	MRA Housing Set-Aside Funds	City of Monrovia Community Development Department	Ongoing
Neighborhood Strategy Team (25)	Undertake comprehensive approach to neighborhood improvement	Depends on number of targeted neighborhoods	MRA Housing Set-Aside Funds	City of Monrovia Community Development Department	Ongoing
Neighborhood Pride Program (26)	Recognize private efforts to improve neighborhoods	N/A	General Fund	City of Monrovia Community Development Department	Ongoing
Shopping Cart Pick-up Service (27)	Clean up the appearance of neighborhoods prone to abandoned shopping carts	N/A	MRA Housing Set-Aside Funds/Volunteers	City of Monrovia Community Development Department	Ongoing

Table H-2

City of Monrovia Housing Programs Summary

Housing Program	Program Objective	5-Year Goals	Funding Source	Responsible Agency	Time Frame
Adequate Sites/Land Use Element (8)	Adopt Land Use Element	Allow for adequate residential development to meet RHNA goals	General Fund	City of Monrovia Community Development Department	Continue to monitor and update Land Use Element as needed. Continue to approve zoning changes to high density residential for individual's projects. Complete Annual Report on progress toward RHNA
Facilitate Development of High Density Housing at Target Housing Sites (9)	Provide for high density housing	Implement approaches to achieve higher densities	General Fund/California Downtown Rebound Program	City of Monrovia Community Development Department	Ongoing
Density Bonus (12)	Encourage the use of density bonuses and other incentives to provide affordable housing	Continue to encourage use in target areas	General Fund	City of Monrovia Community Development Department	Distribution of site inventory began in 2002. Annual contacts with non-profits. Amend zoning provisions for AHOIP to include rental housing by November 2003. Other actions are ongoing
Homeless Shelters/ Transitional Housing (10)	Allow shelters/transitional housing in manufacturing zones with a CUP	Allow for emergency shelters/transitional housing in Monrovia	City General Fund	City of Monrovia Community Development Department	Ongoing

Table H-2

City of Monrovia Housing Programs Summary

Housing Program	Program Objective	5-Year Goals	Funding Source	Responsible Agency	Time Frame
Second Unit Ordinance (14)	Allow second units in single-family zones with a CUP	Continue to promote ordinance	City of Monrovia	City of Monrovia Community Development Department	Ongoing Review to ensure compliance with AB 1866 by June 2003
Mills Act Contracts (28)	Preserve historic homes	Depends on number of eligible homes identified with willing property owners	Property Tax Credits/General Fund	City of Monrovia Community Development Department	Ongoing
Removal of Government Constraints (13)	Reduce the time required to obtain development approval	Continue to implement and annually evaluate permit processing system	Permit Fees	City of Monrovia Community Development Department	Ongoing Review impacts of CUP process on multi-family housing beginning FY2002-03 Conduct an evaluation of potential constraints on the development of housing for disabled persons in compliance with SB 520 by June 2003.
Development Fees (15)	Provide fee waivers, deferrals, or subsidies to maintain housing affordability	Increase financially feasibility of affordable housing proposals	General Fund/ MRA Housing Set-Aside Funds	City of Monrovia Community Development Department	Ongoing

Table H-2

City of Monrovia Housing Programs Summary

Housing Program	Program Objective	5-Year Goals	Funding Source	Responsible Agency	Time Frame
Housing Tax Credit (6)	Work with non-profit organizations to use Housing Tax Credits	Identify a capable non-profit organization	MRA Housing Set-Aside Funds/Federal Tax Credits	City of Monrovia MRA/Community Development Department	Ongoing
L.A. County Home Improvement Program (16)	Provide below market rate loans for rehabilitation	5 dwelling units	HUD, Federal	Los Angeles County CDC	Ongoing as funding remains available
L.A. Co. Rental Property Rehabilitation Program (17)	Bond programs for rehabilitation of rental units	5 dwelling units	HUD, Federal	Los Angeles County CDC	Ongoing as funding remains available
Loans to First-Time Buyers (County) (7)	Use a combination of bond funds, and state funds to assist first-time buyers	Continue to refer eligible residents	Los Angeles County/CHFA	Los Angeles County	Ongoing
Equal Housing (20) Opportunity	Promote equal housing opportunity for all	Address all discrimination complaints	Baldwin Park Housing Authority	Baldwin Park Housing Authority	Ongoing
L A County Mortgage Credit Certificates (31)	Increase homeownership opportunities for low-income, first-time homebuyers	20 dwelling units	Bond Issues	Los Angeles County CDC	Contacted LA County Board of Supervisors to reactive program. Future unclear due to budget constraints.
Family Rental Housing (35)	Increase the supply of rental housing for families, especially affordable housing for low-income large families.	New Program	HUD, California HCD, Monrovia Redevelopment Agency, Los Angeles County CDC (Bonds)	Monrovia Community Development Department	Started January 2002; ongoing thereafter.

Table H-2

City of Monrovia Housing Programs Summary

Housing Program	Program Objective	5-Year Goals	Funding Source	Responsible Agency	Time Frame
Mixed-Use Opportunities (36)	To increase residential development potential	New Program	General Fund, Permit Fees	Planning Division	Application of NC zoning standards is ongoing. Initiation of master planning or specific planning process for Depot has started. Live-work ordinance adopted in 2000.
Manufactured Housing and Mobile Home Parks (37)	Comply with state law regarding manufactured housing and mobilehome parks in residential zones	New Program	General Fund, Permit Fees	Planning Division	Amend Zoning chapter of Monrovia Municipal Code by Mid2003.
Parking Requirements (38)	Allow reduced parking for non-senior and multifamily housing.	New Program	General Fund, permit fees	Planning Division	Complete parking study by Mid- 2003. Present zoning amendments to City Council by November 2003.
Housing Programs Marketing (40)	Create and distribute marketing materials publicizing the City's housing programs	New Program	General Fund Permit Fees	Planning Division	Complete brochure by Spring 2003

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583[c][6][B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The Monrovia General Plan contains several elements with policies related to housing. Polices and the means for achieving consistency are summarized below.

The City will ensure consistency between the Housing Element and other General Plan policies through the following actions in the Housing Element:

1. Maintain the current pattern of residential development, primarily single-family homes, with an emphasis on protecting single-family neighborhoods.

2. Accommodate other housing types in appropriate areas through multifamily zoning, multi-family housing in transitional zones (between commercial and single-family) and along arterial streets, second units, and mixed-use structures in downtown commercial areas.

3. Implement minimum standards for lot size and residential design that permit flexibility but ensure compatibility with surrounding residential uses.

4. Preserve the existing housing stock by permitting and assisting rehabilitation and reconstruction of dwelling units.

The City has reviewed the policies listed below and their implementation in the Land Use, Circulation, and other General Plan elements and has concluded that compliance with these policies will not impede the City's ability to accommodate its regional housing allocation, achieve the goals and policies of the Housing Element, or restrict the City's ability to implement the programs included in the Housing Element. Similarly, implementation of the Housing Element does not conflict with the policies listed below or their implementation measures in the General Plan.

CITY OF MONROVIA – HOUSING POLICIES

Policy	Title/Description	Page
	Land Use	
1.1	Establish population density standards	LU-6
1.2	Refine standards for building intensity	LU-6
1.3	Establish maximum development intensity	LU-7
1.4	Encourage the location of new high-density residential development in close proximity to retail areas	LU-7
1.5	Allow the development of mixed use projects	LU-7
1.6	Promote a variety of housing types	LU-7
1.9	Develop higher density residential areas	LU-7
1.10	Provide for the development of mix and balance of housing opportunities	LU-7
1.11	Encourage developers to match income levels of jobs created to the types of housing	LU-7
2.1	Intensities are consistent with capacities	LU-8
2.2	Provisions of adequate schools	LU-8
2.3	New development pays it pro-rata share of cost of services	LU-8
2.5	Costs of studies to determine infrastructure capacity	LU-8
3.1	Assure adequate on-site parking	LU-8
3.3	Blend medium and high-density development with existing neighbors	LU-8
3.4	Evaluate neighborhoods designated medium and high density or appropriateness of use	LU-9
4.1	New development to consider established architectural styles	LU-9
4.2	Require new developments to consider existing uses in established neighborhoods	LU-9
5.1	Consider the impacts of new developments on infrastructure	LU-9
5.2	Railroad Avenue Area compatibility with existing development	LU-10
6.1	Residential construction near 210 Freeway designed to reduce intrusion of sound.	LU-10
6.2	Assess the impacts of freeway noise	LU-10
6.3	Assess the impacts of noise from railways	LU-10
6.4	Location of new industrial uses on residential uses	LU-10
6.5	Evaluate the location of new commercial uses on residential uses	LU-10
7.1	Encourage and continues the use of redevelopment activities	LU-11
7.4	Design guidelines for Myrtle Avenue	LU-11
7.5	Consider appropriate future uses in the vicinity of Santa Fe Depot	LU-11
7.10	Preserve homes on Novice Lane	LU-12
7.11	Review and update development guidelines	LU-12
8.5	Provide for mix of housing	LU-13

Policy	Title/Description	Page
9.1	Develop and adopt historic preservation ordinances	LU-14
9.2	State and Federal funds for historic preservation	LU-14
9.3	Re-evaluate development standards in single-family and multi-family residential districts	LU-15
9.4	Continue to refine design guidelines for new residential developments	LU-15
9.7	Control the architecture and site design of new development	LU-15
9.9	City wide inventory if historical structures	LU-15
9.10	Encourage other public agencies or private organizations to preserve historic structures	LU-15
9.12	Consider providing restoration assistance to owners of historical structures	LU-16
10.1	Adhere to hillside development and standards	LU-16
10.3	Additional on-site open space in multi-family developments	LU-16
10.14	Consider noise on existing and future planning in residential areas	LU-17
12.2	Maintain or increase multi-family residential recreation space development standards	LU-18
15.1	Ensure sufficient residential development potential in the City	LU-21
15.2	Coordinate the planning of future residential and employment corridors	LU-21
15.5	Provide for adequate schools as multi-family residential areas build out	LU-21
	Circulation	
1.4	Locate new industrial and commercial developments in such a way that traffic does not impact residential areas	C-4
2.8	Regulate the intensity and stages of development	C-6
2.9	Require traffic impact analysis for new developments	C-6
2.17	Require standards for alleys in residential neighborhoods	C-6
4.12	Coordinate the location of future transit routes in close proximity to high demand areas	C-9
4.16	Establish density bonuses for new developments within a defined distance from light-rail stations	C-10
4.17	Establish reduction in parking requirements for new developments within a defined distance from light-rail stations	C-10
6.8	Encourage new development to provide pedestrian paths	C-12
6.12	Require new developments to install sidewalks including wheel chair ramps	C-12
8.2	Require all new development to provide off-street parking	C-14
9.7	Require TDM plan for new developments	C-15

PUBLIC PARTICIPATION

State law (California Government Code 65583[c][6][B]) requires the City of Monrovia to make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing element. Efforts to achieve public participation must be described in the Housing Element. According to guidelines adopted by the California Department of Housing and Community Development (HCD), an effective public participation process should begin at the outset of the Housing Element process. Members of the community should be involved in each part of the preparing or updating of a housing element, from evaluating past achievements to establishing or modifying goals, policies, and programs. The Department's guidelines recommend that communities do more than hold required public hearings to involve the public.

As part of the Housing Element update process, the Monrovia Planning Department conducted a public outreach process that included posting public notices in accessible locations, publishing notices in the local press, distributing information to individuals and organizations community wide and conducting a public workshops, a Planning Commission/City Council study session, and Planning Commission/City Council public hearings. The City's web site and community newsletter were also used as additional methods to promote the City's efforts to achieve public participation.

The City made efforts to include all segments of the community in the public outreach process by contacting known organizations with an interest in housing issues, notifying individuals in the community who have expressed an interest in housing issues, broadcasting public proceedings on the local cable access television station, and distributing notices and documents to public institutions that are accessible throughout the City. All public proceedings were conducted in public facilities accessible to individuals with mobility limitations.

Specific public events related to the Housing Element included: Public workshops on the Housing Element to discuss findings, key issues, and proposed policies, were conducted on June 8 and October 14, 2000. The October 14 workshop included representatives of community organizations, churches, business organizations, and others with an interest in housing issues. Discussion included topics such as housing for seniors, the homeless, first-time homebuyers, and lot- and low-moderate income groups. Strategies and considerations for providing housing for these residents were discussed. These strategies and considerations were incorporated into the Draft Housing Element Document.

A joint City Council and Planning Commission study session on the draft Housing Element, conducted at Monrovia City Hall on July 16, 2001.

A Planning Commission public hearing on the final Housing Element was held at City Hall on March 12, 2003. The Planning Commission adopted Resolution No. 2003-05 recommending approval to the City Council.

A City Council public hearing on the final Housing Element was held at City Hall on April 22, 2003. The City Council adopted Resolution No. 2003-20 adopting the Housing Element.

In addition to these public events, City officials solicited written comments from individuals and organizations who have previously expressed an interest in the Housing Element update.

APPENDIX A

CITY OF MONROVIA

HOUSING NEEDS ASSESSMENT

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HOUSING NEEDS ASSESSMENT

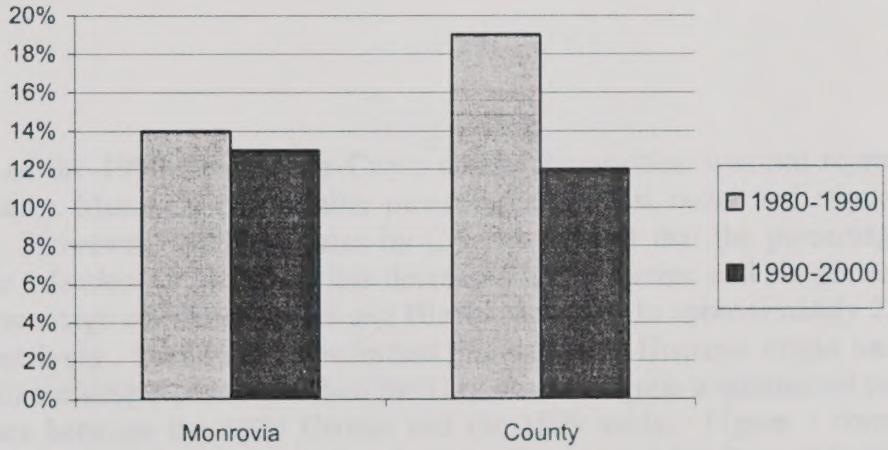
POPULATION CHARACTERISTICS

POPULATION TRENDS

Monrovia is a nearly built-out community that has experienced modest growth over the past two decades. Between 1980 and 1990, the City's population increased 14 percent (about 1.3 percent annually), from 31,291 to 35,761. This was just below the Los Angeles County growth rate of 19 percent. The rate of population increase was nearly the same in the 1990s as the 1980s—about 13 percent. According to the 2000 Census, Monrovia has a population of 36,929 persons. By 2005, the population is expected to increase to 41,165, about 11 percent. Countywide population growth in Los Angeles County increased at about half the rate during the 1990s compared to the 1980s.

Figure 1

PERCENT POPULATION GROWTH: MONROVIA AND LOS ANGELES COUNTY



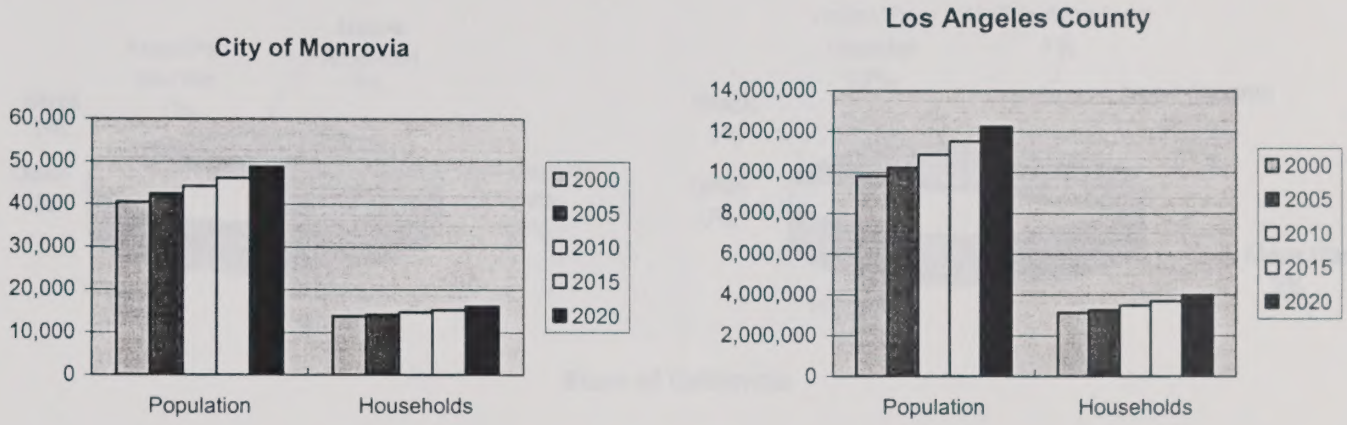
Sources: 1990 U.S. Census; California Department of Finance, Reports E-4 and E-5; Claritas Demographic Report, 2000.

Between 1990 and 1999, the number of households in Monrovia increased from 13,242 to 14,086 (six percent). This is substantially less than the rate of population growth and suggests that the average household size has increased. During the 1990s, household formation has been slower than population growth, indicating that the average household size has increased slightly

from 2.68 to 2.93 according to the California Department of Finance. By 2005, the number of households is expected to reach 14,794, five percent more than in 1999. (Claritas, Inc., 2000).

Figure 2

SCAG HOUSEHOLD AND POPULATION PROJECTIONS



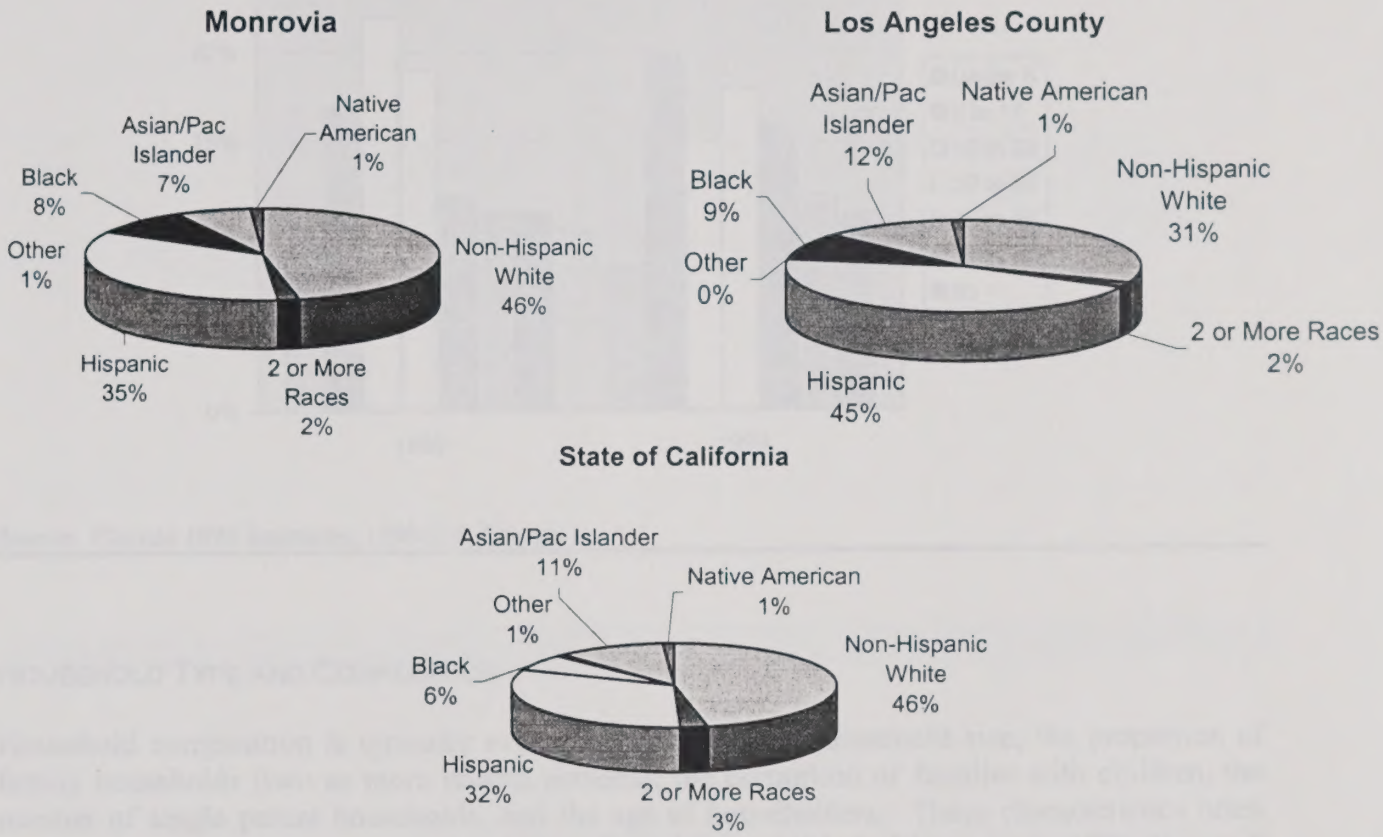
Source: SCAG, 1998 RTP Adopted Forecast, April 1998.

ETHNICITY

At the time of the 1990 Census, the City's ethnic composition was not representative of Los Angeles County. Monrovia had smaller percentages of most racial and ethnic minorities than countywide. However, 1999 estimates by Claritas suggest that the percentage of whites and Asian/Pacific Islanders in Monrovia has decreased to 62 percent and six percent respectively, , while the percentage of "Other" races and Blacks increased to approximately 22 percent and 11 percent respectively. Likewise the estimated population of Hispanic origin has increased to 40 percent. If this estimate is correct, then the City has undergone a substantial population shift in the nine years between the 1990 Census and the 1999 study. Figure 3 compares population characteristics in 1990 for Monrovia, Los Angeles County, and the State of California.

Figure 3

COMPARISON OF RACE BY CITY, COUNTY, AND STATE POPULATIONS



Source: 2000 U.S. Census.

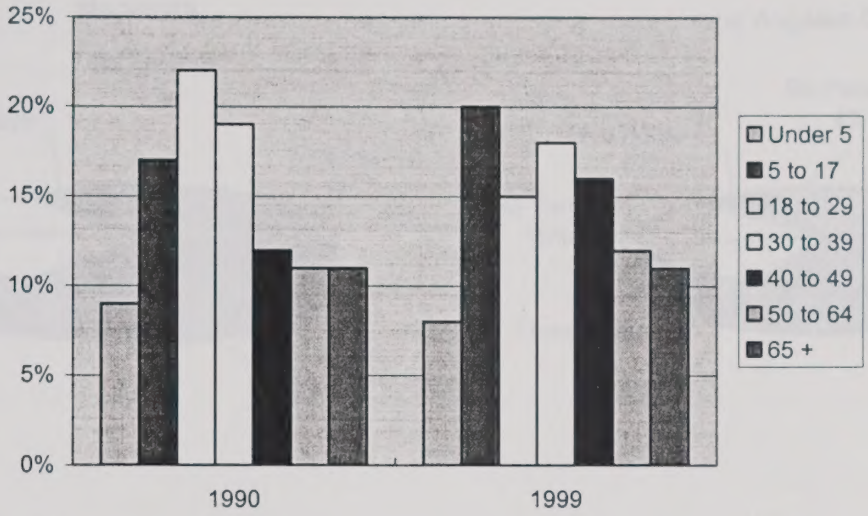
*Population of Hispanic origin is not racial category and is included as a percentage of the other population groups.

AGE OF POPULATION

No one age group significantly dominated the local population in 1990 or 1999 (Figure 4). The 1999 estimate shows very little change in the population distribution by age since 1990, with slightly more children age 5 to 17 years and adults age 40 to 49 years, and slightly fewer persons age 18 to 29. If accurate, the 1999 age group estimate suggests that population turnover (births, deaths, and net migration) has kept the City's age distribution relatively stable. By comparison, the County had higher percentages of young adults between the ages of 18 and 29 and lower percentages of adults between the ages of 40 and 64.

Figure 4

AGE DISTRIBUTION IN MONROVIA (1990 AND 1999)



Source: Claritas 1999 Estimates; 1990 U.S. Census.

HOUSEHOLD TYPE AND COMPOSITION

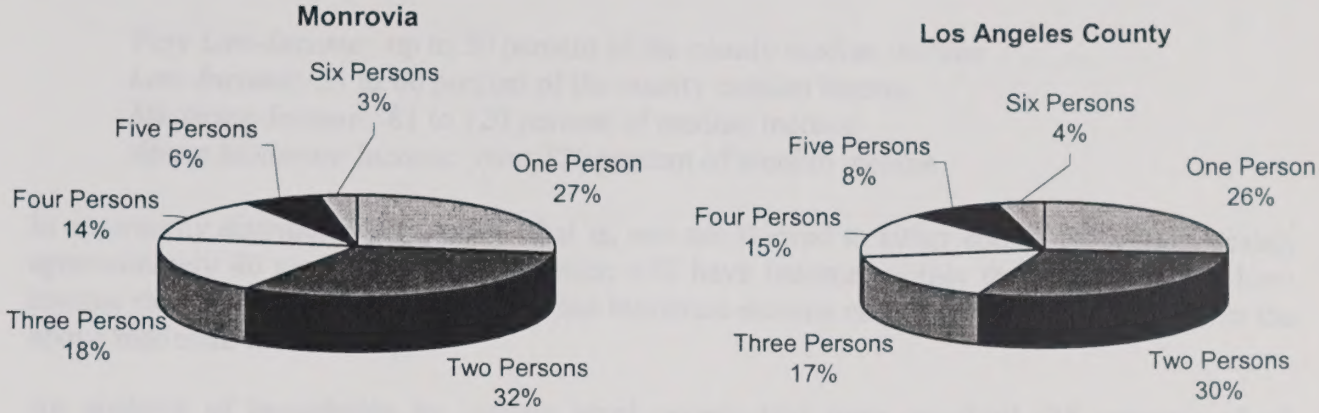
Household composition is typically evaluated by comparing household size, the proportion of family households (two or more related persons), the proportion of families with children, the number of single parent households, and the age of householders. These characteristics often have implications for housing need. Of the 13,242 households in Monrovia in 1990, Figure 5 shows that the highest percentage of households (31 percent) were two-person households, similar to that of the County at 28 percent.

Other factors in addition to household size that have implications for housing needs include gender and family status. 1990 Census reported that nearly half (49 percent) of all households in the City were married-couple households, a substantially higher percentage than countywide (Table 1). Most people lived within family households (84% of the population).

One-third (33 percent) of households in the City had children under the age of 18, similar to the countywide percentage (35 percent). About half of all households and over two-thirds of households with children were married-couple households in 1990. By 1999, the number of households with children rose to 5,041. The percentage of married-couple households with children declined slightly, while the percentage of single-parent households increased slightly (Claritas, 1999).

Figure 5

NUMBER OF PERSONS IN HOUSEHOLD



Source: 1990 U.S. Census.

Table 1

HOUSEHOLD COMPOSITION (1990)

Household	Households with Children Under 18		% of All Households	
	City	County	City	County
Married-Couple Family	2986	764,820	23%	26%
Other Family – Male Head	268	65,885	2%	2%
Other Family – Female Head	1,027	204,104	8%	7%
	Households w/o Children Under 18		% of All Households	
Family Households Without Children Under 18	4,489	1,001,295	34%	33%
Non-family Households	4,383	958,239	33%	32%

Source: 1990 U.S Census.

HOUSEHOLD INCOME

Their levels of income can also characterize households. Four income categories are typically used for comparative purposes that are based on a percentage of the county median income (the dollar amount at which half of all households earn more and half less) and adjusted for household size. These categories are:

Very Low-Income: up to 50 percent of the county median income
Low-Income: 51 to 80 percent of the county median income
Moderate-Income: 81 to 120 percent of median income
Above Moderate-Income: over 120 percent of median income

In a normally distributed population (that is, one not skewed to either end of the income scale), approximately 40 percent of the population will have incomes within the very low- and low-income ranges, about 20 percent within the moderate-income range, and about 40 percent in the above moderate-income range.

An analysis of households by income level reveals that over one-third (38 percent) of all households in the City were in the very-low and low-income categories in 1990. This is a slightly lower percentage than the countywide level of 40 percent. County income in 1989 is shown in Table 2. Conversely, 40 percent of households in Monrovia earned above moderate incomes in 1990. The median household income in the County in 1989 for all households was $34,965, compared to $35,684 in the City of Monrovia, a slight difference (1990 Census Bureau).

The estimated median household income in the City in 1999 was $45,684 (Claritas Demographics Estimate 1999). Approximately 28 percent of City households were estimated to be very low-income, 19 percent low-income, 18 percent moderate income, and 35 percent above moderate-income households in 1999 (Claritas, 2000). Compared to 1990 data, there are more households in the very low-income category and fewer in the above moderate-income category, which may affect housing affordability, as discussed later in this document.

Income comparisons between the City and County, based on 1990 data, show that the County has a slightly higher percentage of people in the low- and very low-income categories, while the City has a slightly higher percentage of households in the moderate-income category.

Table 2

CITY AND COUNTY INCOME LEVELS (1989)

Income Class	Income	City Households	%	County Households	%
Very Low	<$5,000 to $17,500	3,093	23%	1,063,458	24%
Low	$17,500 to $28,000	1,938	15%	624,991	16%
Moderate	$35,000 to $42,000	2,879	22%	583,071	20%
Above Moderate	$42,000+	5,243	40%	722,823	40%

Source: 1990 U.S. Census, rounded to the nearest $100.

The U.S. Department of Housing and Urban Development Department (HUD) lists the 1999 median county income as $51,300. By comparison, HUD's income guidelines for the year 2000 use $52,100 as the median income level for a family of four. HUD's income guidelines, which are updated annually, are used by most public agencies offering housing assistance to define "very low-," "low-," and "moderate-" income for the purpose of qualifying households for participation in their programs. Table 3 compares 1989 incomes reported in 1990 and estimated 1999 incomes. Table 4 shows HUD's income guidelines by household size.

Table 3

MONROVIA HOUSEHOLDS BY INCOME (1990 AND 1999)

Income	1990	Percent	1999	Percent
$150,000+	172	1%	583	4%
$100,000 - $149,999	484	17%	1,013	7%
$75,000 - $99,999	851	14%	1,689	12%
$50,000 - $74,999	2580	15%	2,302	16%
$35,000 - 49,999	2665	20%	3,089	22%
$25,000 - $34,999	1920	20%	1,517	11%
$15,000 - $24,999	1839	6%	1,790	13%
$5,000 - $14,999	2214	4%	1,810	13%
Under $5,000	428	1%	293	2%

Source: 1990 U.S. Census; Claritas, Inc., 1999.
*Based on sample count - may vary from 100% count.

Table 4

INCOME LIMITS (2000)

Household Size	Extremely Low Income (30% of Median)	Very Low Income (50% of Median)	Low Income (80% of Median)
1 Person	$10,950	$18,250	$29,200
2 Persons	$12,500	$20,850	$33,350
3 Persons	$14,050	$23,450	$37,500
4 Persons	$15,650	$26,050	$41,700
5 Persons	$16,900	$28,150	$45,000
6 Persons	$18,150	$30,200	$48,350
7 Persons	$19,400	$32,300	$51,700
8 Persons	$20,650	$34,400	$55,000

Source: HUD 2000 Income Guidelines.

POVERTY

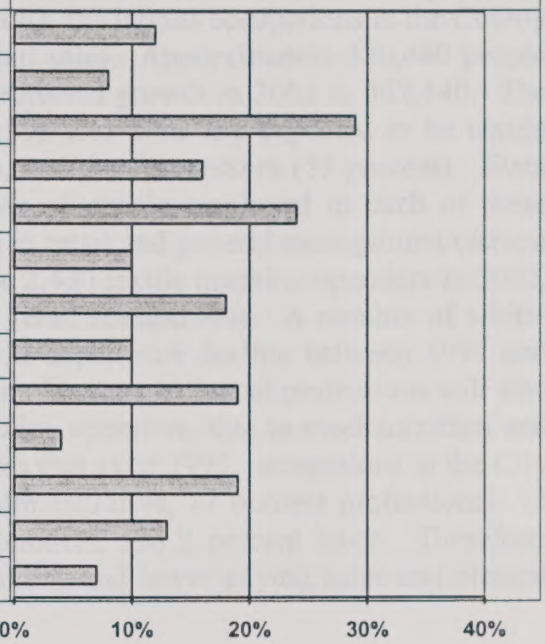
The poverty level of income is defined by the federal government as a dollar amount representing a subsistence level of income. The poverty level dollar amount is adjusted for household size and composition. According to 1990 Census data, approximately 13 percent of the City's population were below the poverty level. Groups most likely to have poverty level incomes in substantially higher proportions that the population as a whole are young families with children (particularly single mothers). In most communities, the elderly have among the lowest poverty rates (although they often represent a high proportion of low-income households).

The poverty rates in Table 5 show disparities between specific groups within the community. The single mothers, children, and minorities all had higher poverty rates than the comparative population and overall poverty rates for the City as a whole.

Table 5

POVERTY RATES

Group	Above Poverty Level	Below Poverty Level	Percent Below Poverty
Elderly	3,487	257	
Non-Elderly	27,559	4,127	
Single Mothers	1,372	331	
Other Families	9,554	386	
Children	7,189	1,739	
Adults	23,857	2,645	
Black	2,920	658	
Asian/Pacific Islander	1,476	156	
Hispanic	7,378	2,356	
Native American	149	29	
Other	3,758	1,547	
White	22,743	1,994	
Total Population	31,046	4,384	



Source: 1990 U.S. Census.

EMPLOYMENT TRENDS

AREA EMPLOYMENT PROFILE

Retail, service industry, and commercial offices form the primary employment base in Monrovia. Most Monrovia residents do not work in the City, but commute to jobs elsewhere in Los Angeles County. Of the 18,035 Monrovia residents who were employed in 1990, approximately 19 percent had jobs in administrative support occupations (1990 Census). Other common occupations were professional specialty (14 percent), executive and managerial positions (13 percent), and sales (12 percent). However, the technology industry, which includes telecommunications, computers, and multi-media design, is growing in the area. According to Joseph Shull, Corporate Vice President at Mount Sierra College, information technology is an exploding field. Thousands of new jobs open in the area each year (1.6 million nationally), a trend that is expected to continue through 2015, at which point 50% of the population is expected to be employed in the industry. Most of Mount Sierra College's 1,200 students are employed in Monrovia and surrounding areas, with average starting salaries of $47,000. Primary employers of information technology graduates include Earthlink, Caltech, JPL, Digital Systems Research, GNP Computers, and STC (which will need an additional 2 million square feet in the next five

years for expansion) as well as companies such as Pacific Bell, AT&T, Bank of America, Capital Records, JD Powers, Kaiser, Cigna, Epson, and Universal Studios, among many others.

SCAG's employment projections, for Monrovia show an increase in employment of 27 percent between 2000 and 2020. Countywide employment is expected to increase by approximately 28 percent between 2000 and 2020.

According to countywide employment projections from the California Employment Development Department (EDD) for the period 1995-2002, the largest occupations in the County are general management, general office clerks, and retail sales. Approximately 330,440 people were employed in these occupations in 1995, with a projected growth in 2002 to 362,140. The fastest growing occupations in the County between 1995 and 2002 are expected to be textile workers (72 percent growth), manicurists (66 percent), and data processors (55 percent). Even with growth in these employment sectors, the number of people employed in each of these occupations is far below the number of people working in retail and general management/clerical positions. For example, it is projected that there will be 2,430 textile machine operators in 2002, while there will be openings for an additional 36,110 retail salespersons. A number of white-collar office jobs, such as bank tellers and typists, will experience decline between 1995 and 2002 due to changing technologies and computerization. Various technical professions will also experience decline, including butchers and postal machine operators, due to mechanization and technological advances. The City of Monrovia estimates that as of 1995, occupations in the City were 19 percent executive/management, 18 percent administrative, 17 percent professional, 15 percent sales, 7 percent service oriented, 4 percent technical, and 2 percent labor. Therefore, there is a balance between high paying executive positions and lower paying sales and clerical positions.

Table 6

SCAG EMPLOYMENT PROJECTIONS

	2000	2005	2010	2015	2020
Monrovia	22,839	24,440	26,432	27,857	29,069
Los Angeles County	4,557,889	4,878,589	5,223,355	5,511,813	5,817,641

Source: SCAG, 1998 RTP Adopted Forecast, April 1998.

Claritas estimates that there were over 19,000 employed residents age 16 and older, of which almost all were civilians in 1999. Of the 18,993 employees estimated by Claritas, nearly 20 percent were employed as administrative support, 14 percent held professional specialty occupations, and nearly 13 percent were employed in executive and managerial positions. In addition, nearly 12 percent held sales positions and 11 percent were employed in precision production and craft occupations. Nearly three-fourths of employed civilians work for private

for-profit companies, while 11 percent work for the government. Only 7 percent are self-employed (Claritas, Inc. 2000).

UNEMPLOYMENT

According to the EDD, the City of Monrovia had a 4.0 percent unemployment rate as of April 2001, about 840 persons of a total labor force of 20,750. The unemployment rate for the City is lower than the countywide rate of 4.8 percent. In 1990, the City had a slightly higher unemployment rate of 6.0 percent, compared to the County's unemployment rate of 5.9 percent. City residents have made greater employment gains relative to county residents over the past decade, therefore. In analyzing unemployment rates and income, it is important to look at education attainment levels, disabilities within the population, and numbers of persons receiving public assistance, as these are all factors affecting income levels. Figure 6 shows that more adults (56 percent) in the City attained additional education after high school than countywide (49 percent). Twenty two percent of adults in Monrovia had less than a high school education, compared to approximately 30 percent of adults countywide. Such residents typically have fewer employable skills. However, by 1999 the educational attainment levels decreased slightly according to Claritas, Inc. By 1999, 24 percent of adults had less than a high school education, while 52 percent of adults over age 25 attained additional education after high school. These slightly lower education levels might suggest that more Monrovians are employed in "blue collar" jobs that don't require high levels of educational attainment.

Figure 6

EDUCATIONAL ATTAINMENT - CITY OF MONROVIA

Educational Level	City Population	Percent of Population	County Population	Percent of Population
Less than 9th Grade	2,131	9%	853,988	16%
9th to 12th Grade - No Diploma	3,002	13%	788,825	14%
High School Graduate (or GED)	5,353	24%	1,134,608	21%
Some College - No Degree	5,564	25%	1,077,427	20%
Associate Degree	2,099	9%	402,932	7%
Bachelor's Degree	3,080	14%	793,556	14%
Graduate or Professional Degree	1,379	6%	429,886	8%

Source: 1990 U.S. Census; Educational Attainment for persons 25 years and over.

In the City of Monrovia, 1,102 households (8 percent) received public assistance in 1989 according to 1990 Census Bureau data. About 294,826 households (10 percent) in the County received public assistance in 1989. During the 1990s, the number of people receiving assistance grew significantly. There were approximately 1,000,000 people receiving assistance in 1990,

peaking in 1994 at nearly 1,900,000 people, and declining to 1,500,000 people in 1998. However, the number of County residents seeking assistance rose again in 1999, from 1,500,000 in January to nearly 1,700,000 by August of 1999. The lower level of dependence on public assistance income is consistent with a lower unemployment rate.

SPECIAL NEEDS GROUPS

Special housing needs arise due to physical, economic, social, or cultural characteristics or conditions that are present in a substantial percentage of the local population. These characteristics or conditions distinguish individuals from the general population and lead to housing or supportive services needs that are not (or cannot) be met by the private market acting alone. Examples of special housing needs include accessibility for the mobility impaired, transitional housing for those leaving a homeless environment, and housing specifically designed for the physical and social needs of older adults.

Characteristics such as advanced age, physical limitations and single parenthood are typically present in a large portion of the special needs population. It is important for the community to accommodate a variety of housing types to serve such special needs groups. For example, handicapped accessible housing or units that are designed to accommodate the physical limitations of the elderly may be needed in a community with a large populations of this age group. Conversely, a community may have a large population of large, low-income families that need adequately sized housing at a low cost. Affordability issues are also important to groups such as female-headed households, college students, farm workers, or military personnel. Therefore, the City needs to evaluate the types of special needs groups to appropriately address special housing needs.

ELDERLY

The elderly face both financial and accessibility problems in finding suitable housing. Many elderly persons are on fixed incomes that limit their housing options. In combination with mobility limitations or the need for supportive services (such as medical or meal assistance), elderly residents may face multiple challenges to finding adequate housing at affordable costs. According to the 1990 Census, there were 3,879 persons over age 65 residing in the City. Claritas estimates that there were 4,229 elderly residents in 1999 and that 212 elderly households were below the poverty level (Claritas, Inc., 2000). In 1990, there were approximately 257 elderly persons below the poverty level, 86 percent of which were women. Nearly 63 percent of the elderly persons living in the City reside in owner occupied housing units. However, this does not mean that older households do not experience financial difficulties in properly maintaining their homes, paying customary housing expenses, or meeting monthly rental expenses. Even with the high rate of homeownership, a substantial percentage of elderly residents are renters. Those with low-income will be particularly vulnerable to increases in housing costs.

A generally accepted standard of affordability is that monthly housing payments (including rent or mortgage payments, property taxes, insurance, and utilities) should not exceed 30 percent of a household's gross income. The 1990 Census reported that 208 homeowners 65 years of age or more (13 percent) and 556 renters in this age group (62 percent) paid 30 percent or more for housing. Data on the incomes and housing expenses of households 65 years and older indicate

that a substantial number (although by no means the majority) of these older adults may need assistance in one or more of the following areas:

- repair and maintain their dwellings units;
- relocate to housing without such high maintenance and repair costs;
- rental payments; or
- relocate to more affordable rental housing specifically designed for seniors.

Most individuals over 65 own their homes but may need assistance with repairs and upkeep. The City will focus on helping to maintain these properties so that the financial burden of proper maintenance does not become too great. The City offers a number of housing repair programs that are discussed in the Housing Element. Although fewer in number than homeowners, many renters also need assistance. Nearly two thirds (62 percent) pay at least 30 percent or more of their income on housing. The City has three affordable rental housing developments for seniors—the Seasons, Leven Oaks, and Regency Court—that provide a total of 396 affordable senior units. Fano Gardens offers 37 and Blackstone Apartments offers 79 elderly units through HUD funding. The City believes that these assisted senior developments, in combination with market-rate senior housing available in the City, are sufficient to meet current and future needs of Monrovia residents.

Another common special need among the "frail" elderly is for care facilities that combine meal, medical, and daily living assistance in a residential environment. In addition to Leven Oaks, there are two California Department of Social Services licensed elderly care facilities that provide such supportive services with capacities of 49 at the Gables and 134 persons at the Singing Oaks Retirement Community (174 total).

The Los Angeles County Area Agency on Aging (AAA) offers a network of services to the elderly within Los Angeles County to deliver human services promoting independent life styles for older adults. The AAA offers programs and referrals including meals, personal care, adult day care, health care, respite care, medical counseling, legal assistance, veterans affairs assistance, tax assistance, transportation, and other services. The AAA also offers a senior employment and training program where senior citizens can re-enter the workforce or improve their skills through job training, placement, and counseling. Recreational and social activities are also offered through the many Senior Centers in the County. The County offers an in-home support service program for low-income seniors where a social worker will assist elderly persons with in-home care. They also help elderly individuals find HUD housing. Unfortunately, the AAA is unable to divulge information regarding what cities their clients reside or how many clients use their particular services, but AAA's programs and services are available to seniors in Monrovia.

Mobility and Self-care Limitations

Approximately seven percent of the City's non-institutionalized residents have physical conditions that affect their ability to live independently in conventional residential settings. These individuals have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance. Individuals with such

disabilities can have a number of special needs that distinguish them from the population at large.

- Individuals with mobility difficulties (such as those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called "handicapped access."
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage are low-income than the population at large and their special housing needs are often more costly than conventional housing.

Some people with mobility and/or self-care limitations are able to live with their families to assist in meeting housing and daily living needs. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find them unavailable in the City.

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons also have financial difficulty in obtaining adequate housing because of limited employment opportunities and the added cost of meeting their special housing needs. Although the California Administrative Code Title 24 requires all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, most housing units do not have these features. According to 1990 Census data, there were approximately 1,976 non-institutionalized disabled persons over age 16 in Monrovia. Of those 65 and older, there were nearly three times as many women in Monrovia with disabilities than men. The high percentage of women was partly due to their longer life-spans and the lower number of men in this age group. The County had similar percentages by gender. Overall, the City had lower percentages of people with mobility and/or self-care limitations than the County.

Table 7

MOBILITY AND SELF-CARE LIMITATION STATUS OF CIVILIAN NON-INSTITUTIONALIZED PERSONS

Disability	City	Percent	County	Percent
16 to 64 Years				
Mobility Limitation Only	333	1%	65,817	1%
Self-care Limitation Only	552	2%	219,359	4%
Mobility and Self-care Limitation	371	2%	74,193	1%
No Mobility or Self-care Limitation	22,304	95%	5,498,228	94%
65 to 74 Years				
Mobility Limitation Only	84	4%	24,311	5%
Self-care Limitation Only	63	3%	23,484	5%
Mobility and Self-care Limitation	131	6%	25,019	5%
No Mobility or Self-care Limitation	1,842	87%	426,613	85%
75 Years and Over				
Mobility Limitation Only	189	12%	39,127	13%
Self-care Limitation Only	60	4%	16,792	5%
Mobility and Self-care Limitation	193	12%	43,366	14%
No Mobility or Self-care Limitation	1,182	73%	213,453	68%

Source: 1990 U.S. Census.

People with disabilities face more challenges in employment than the population at large. Often, those with physical conditions affecting the senses, mobility, and/or dexterity are limited in the types of jobs they can perform, which may or may not be of high demand within the community. These limitations, in turn, tend to restrict the earning potential of many individuals with disabilities.

In 1990, approximately 1,301 people age 16 and over (5 percent of this age group) in the City had mobility limitations. Of those with mobility limitations, 216 were employed, 53 were unemployed, and 1,032 chose not to work (Census Bureau, 1990). By comparison, 271,833 (4 percent) of the people in the County age 16 and over had mobility limitations. 38,707 were employed, 7,335 were unemployed, and 225,791 chose not to work (Census Bureau, 1990). Therefore, unemployment rates for people with mobility limitations were 16 percent for the County and 20 percent for the City, substantially higher than overall unemployment rates. Because the total number of persons in the labor force with mobility limitations was small in Monrovia in 1990 (269), their contribution to total unemployment may not be significant.

Many persons with disabilities can benefit from a residential environmental that provides supportive services in a group setting with education and/or job skills training. According to the

State Department of Social Services, there are two adult residential homes for the developmentally disabled in Monrovia with a total capacity of 11 and two group homes for children with a total capacity of 14.

FEMALE HEADS-OF-HOUSEHOLDS

Most female-headed households with special needs are either single elderly women or single mothers. Traditionally, these two groups have been considered to have special needs because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have specific physical needs related to housing (such as child care or assisted living support). Single mothers, in particular, tend to have the difficulty in obtaining suitable, affordable family housing.

Of the 13,153 households in the City, 1,703 (12 percent) are female-headed family households. In addition, 1,096 people lived in female-headed, non-family households, of which, 1,053 were women living alone (1990 Census). In 1990, 24 percent of families with children in the City were female-headed households, rising to 25 percent by 1999 (1990 Census; Claritas, Inc Demographic Report 1999). The highest percentage of children in female headed families were between the ages of six and 11 (37 percent) followed by children five years of age and younger (33 percent) and children 12 to 17 years of age (29 percent) (1990 Census).

According to 1990 Census data for the City, female-headed family households comprised 28 percent of all households below the poverty level (1,219 households). In 1990, 331 female-headed families (19 percent of all female-headed households) were low-income, making it difficult to find adequate housing that is both affordable and able to accommodate a family.

LARGE FAMILIES

Large families can have difficulty securing adequate housing because they cannot afford homes with enough bedrooms to meet their needs. It becomes even more difficult when large families try to find adequate rentals within their budget, because rentals typically have fewer bedrooms than ownership housing. In 1990, there were approximately 1,712 households of five or more persons in the City, 838 with five persons, 410 with six persons, and 464 with seven or more persons. Households of five or more persons represented 13 percent of City households and 17 percent of County households (1990 Census).

As shown in Table 8, the number of large households in Monrovia that own their own homes is less than the number of large households that rent, suggesting that there is a need for homeownership assistance. In addition, the City contains fewer housing units with four or more bedrooms than the number of large households with the need for multi-bedroom dwelling units. There is an inadequate supply of dwelling units to meet the space needs of large families, therefore. Although there were relatively few large families in the City, the cost for large housing units can be expensive as discussed later. In addition to the creation of higher occupancy dwelling units, programs to provide affordable large units may be ideal to serve the needs of large families.

Table 8

TENURE BY PERSONS IN OCCUPIED UNITS

Number of Persons in Household	Owner Occupied	Renter Occupied
5	352	444
6	164	257
7+	159	269
Total	**675**	**970**

Source: 1990 U.S. Census

FARM WORKERS

Farm workers tend to have low incomes due to the manual nature of their work. Farm workers who are permanent residents of a community also tend to have families with more children and/or live in extended families. Therefore, finding affordable housing large enough to accommodate their needs is the most pressing issue faced by farm workers. Migrant farm workers need affordable housing but on a seasonal basis. According to 1990 Census data, there were 319 people employed in farming, forestry, and fishing occupations in Monrovia. This was nearly 2 percent of the City's total labor force. The need for farm worker housing is less than significant since the City is not a center of agricultural production. The percentage of people employed in this occupation category remained the same in 1999-- 351 people employed in farming, fishing, and forestry.

HOMELESS

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social relationships, unemployment, shortage of low-income housing, and the deinstitutionalization of the mentally ill. A homeless person lacks consistent and adequate shelter. Homeless persons can be considered resident (those remaining in an area year-round), or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are directed towards removing the basis for homelessness. Shelter is provided for an extended period of time, and is combined with other social services and counseling to assist in the transition to self-sufficiency.

The nature of the homeless population makes exact counting difficult. The 1990 Census found no "visible" persons living on the streets and no people in homeless shelters in Monrovia. Census counts are not generally accepted as an accurate reflection of homelessness, because the homeless move around and are not always visible on the street. The Monrovia Unity Center conducted a two-week survey of homeless persons in Monrovia and interviewed 75 homeless people. However, there are likely to be other homeless persons who avoid contact with service

providers and were not counted during the survey. Discussions with social service organizations and others dealing with emergency housing and the homeless on a daily basis reveal that 50 to 70 residents of Monrovia use these services on occasion, but it is unknown how many clients are residents of Monrovia. The Monrovia Police Department does not keep track of this information. *(Note: The Unity Center was contacted to verify the date of the survey, but a representative of the Center could not find a copy of the survey nor verify the date of the survey.)*

Agencies Offering Public Assistance

The Unity Center provides food, blankets, and personal care items to the homeless in Monrovia, and the Second Baptist Church provides hot meals twice a week. There are no emergency shelters in the City, however. Homeless shelters in nearby Pasadena most likely serve the needs of homeless Monrovia residents. There are many public service organizations and agencies in surrounding cities that offer shelter, counseling, or other services for the homeless, abused, or elderly. These organizations include:

- Adult Protective Services of Los Angeles County serves seniors and dependent adults in need of assistance through their hotline referral service.

- The Unity Center serves approximately 50 to 70 homeless residents annually, with the number of women and children increasing. The Unity Center provides bag lunches and groceries three days a week, serving between 20 and 60 clients each day. In the last year, they distributed approximately 350,000 pounds of food to low income families and homeless persons. Other services include clothing, medical referrals, and hotel vouchers. The Unity Center does not run a shelter but does distribute vouchers to women and children. Approximately 100 vouchers were given out in the past year. Most of their clients are from Monrovia (60%) and the Unity Center assists 1,000 low-income families each year within a five-city area.

- The YWCA Wings Shelter serves women and their dependent children. They offer 32 beds, 25 of which are usually occupied. The average stay at this facility is 40 days although the YWCA plans to expand the maximum length of stay when funds become available. They do not offer rental assistance vouchers, nor do they track from what cities their clients originate.

- The Santa Anita Family Services in Monrovia serves local families and seniors age 60 and older. They offer programs to help families cope with child abuse, drug and alcohol abuse, depression, and anxiety. They assist low-income elderly with temporary personal care, in-home care during illness, respite for family caregivers, employment assistance, housekeeping, and assistance in filing out forms or with other legal matters. They also offer minor home renovation for low-income seniors with physical limitations.

- Union Station in Pasadena has a capacity of 60 beds and offers emergency assistance to approximately 600 clients from the area each year. Approximately 1,000 people seek food assistance, transitional housing assistance through vouchers and other homeless aid. It is unknown how many clients are residents of Monrovia.

- The Second Baptist Church in Monrovia offers a hot meal program every Tuesday and Thursday. They have no plans to expand their services.

- Elizabeth House, Haven House, and the Oasis Youth Shelter are located in Pasadena and offer shelter to women and/or children. Haven House serves approximately 40 women and 130 children annually. Haven House offers 36 beds, food, and counseling services. It is unknown how many clients reside in Monrovia.

- St. Luke's Hospital in Pasadena serves Monrovia residents annually through their detoxification program. The program runs for 1 month and also offers outpatient services, daycare, and prevention programs.

- There is also an Emergency Shelter Hotline in Pasadena that refers clients to organizations that provide food, housing, and clothing. Approximately 22,000 people from the area call this hotline each year. It is unknown how many clients are from Monrovia.

Group quarters housing often provide an alternative to homelessness for some individuals, although most group housing is not intended specifically for the homeless. Group quarters provide housing to a variety of population groups, ranging from those incarcerated for illegal activities to college dormitories for students to nursing homes for the elderly and infirm. 1990 Census data showed 150 residents in nursing homes, and 412 residents were in other unspecified group homes. Undoubtedly, some residents of these group quarters would be homeless without the availability of shelter and support services that these institutions offer.

EXISTING HOUSING STOCK

HOUSING COMPOSITION

The proportion of housing unit types countywide remained constant between 1990 and 1999, with 48 percent single detached houses, 35 percent multiples of five or more units, nine percent multiples of two to four units, seven percent single attached houses, and two percent mobile homes (California Department of Finance, 1990-1999 City/County Population and Housing Estimates, 1990-1999).

Analysis of the City's housing units shows that most units were single-family detached (53 percent), followed by multiple units of five or more (24 percent), single-family attached units (11 percent), multiple units of two to four (10 percent), and mobile homes (2 percent) (California Department of Finance, 1990-1999 City/County Population and Housing Estimates, 1990-1999). However, a larger percentage of units in the county are multiple dwelling units, particularly large multiple dwelling units of five or more units within a housing structure. Mobile home units actually experienced a decline between 1994 and 1995. This loss of 22 units was a result of a park closure. Likewise there was a loss of detached single-family homes between 1998 and 1997. However, the losses were recovered in 1999. There are approximately 2 single-family units per every multi-family unit (Claritas, Inc., 1999). Tables 9 and 10 show the annual changes

in the housing stock between January 1990 and January 1999 as determined by the California Department of Finance.

Table 9

HOUSING ESTIMATES FOR THE CITY OF MONROVIA (1990 THROUGH 1999)

Year	Housing Units								Persons Per Household
	Total	Single		Multiple		Mobile Homes	Occupied	% Vacant	
		Detached	Attached	2 to 4	5 Plus				
1990	13,932	7,571	1,514	1,337	3,234	276	13,231	5.03	2.68
1991	13,970	7,585	1,515	1,358	3,236	276	13,267	5.03	2.70
1992	14,055	7,588	1,560	1,363	3,268	276	13,348	5.03	2.73
1993	14,112	7,614	1,560	1,379	3,283	276	13,402	5.03	2.75
1994	14,139	7,625	1,560	1,387	3,291	276	13,428	5.03	2.79
1995	14,255	7,632	1,560	1,403	3,406	254	13,538	5.03	2.82
1996	14,380	7,645	1,560	1,409	3,512	254	13,657	5.03	2.83
1997	14,413	7,654	1,560	1,423	3,522	254	13,688	5.03	2.86
1998	14,400	7,639	1,560	1,425	3,522	254	13,676	5.03	2.87
1999	14,478	7,712	1,560	1,425	3,527	254	13,750	5.03	2.93

Source: California Department of Finance, 1990-1999 City/County Population and Housing Estimates, 1990-1999.

Table 10

HOUSING ESTIMATES FOR THE COUNTY OF LOS ANGELES (1990 THROUGH 1999)

Year	Housing Units								Persons Per Household
	Total	Single		Multiple		Mobile Homes	Occupied	% Vacant	
		Detached	Attached	2 to 4	5 Plus				
1990	3,163,310	1,538,020	207,625	281,104	1,080,832	55,729	2,989,521	5.5	2.9
1991	3,187,015	1,546,524	208,911	282,199	1,093,632	55,749	3,011,050	5.5	2.9
1992	3,207,064	1,552,149	209,806	283,344	1,105,930	55,835	3,030,855	5.5	2.9
1993	3,220,587	1,557,643	210,850	284,201	1,112,200	55,693	3,043,212	5.5	3.0
1994	3,228,941	1,561,809	211,199	284,976	1,115,195	55,762	3,050,136	5.5	3.0
1995	3,236,015	1,565,604	211,735	285,253	1,117,748	55,675	3,056,633	5.5	3.0
1996	3,240,625	1,569,180	211,833	285,540	1,118,397	55,675	3,060,760	5.5	3.0
1997	3,247,140	1,573,157	212,004	285,978	1,120,323	55,678	3,067,181	5.5	3.0
1998	3,254,772	1,578,157	212,114	286,193	1,122,604	55,704	3,074,546	5.5	3.0
1999	3,261,750	1,583,123	211,800	286,379	1,124,742	55,706	3,082,136	5.5	3.1

Source: California Department of Finance, 1990-1999 City/County Population and Housing Estimates, 1990-1999.

HOUSING OCCUPANCY AND TENURE

Of the 13,938 year-round dwelling units reported by the Census Bureau in 1990, 13,237 units (95 percent) were occupied and 701 units (5 percent) were vacant. These percentages have remained the same as of 1999 (Claritas, Inc.). Most of the vacant units were for sale, as shown on Table 11. According to the California Department of Finance, approximately 728 housing units were vacant in 1999, an overall vacancy rate of 5.03 percent. By comparison, the countywide vacancy rate was 5.5 percent.

In 1990, more housing units were renter occupied (7,027 or 53 percent) than owner occupied (6,210 or 47 percent) (1990 Census). By comparison, the tenure of occupied housing units in the County was very similar to the City with 48 percent owner-occupied units and 52 percent for renter-occupied units (1990 Census).

Table 11

TYPE OF VACANT UNITS IN MONROVIA (1990-1999)

Unit	1990	1999	Percent 1990	Percent 1999
For Rent	422	391	60%	56%
For Sale Only	123	139	18%	20%
Seasonal Use	24	12	3%	2%
Other Vacant	132	160	19%	23%

Source: 1990 U.S. Census; Claritas, Inc., Demographic Report 1999.

Analysis of tenure by ethnicity (Table 12) reveals that homeownership among white households far exceeds that of minority households, with the exception of households of Asian origin. This disparity is largely a function of income, as most minority households have low- to moderate-incomes.

Table 12

TENURE BY RACE AND HISPANIC ORIGIN (1990)

Race	City	Percent	County	Percent
Owner Occupied Units				
White	5,369	86%	1,044,553	72%
Black	282	5%	127,598	9%
Native American	30	<1%	5,265	1%
Asian/Pacific Islander	232	4%	141,561	10%
Others	297	5%	121,887	8%
Hispanic Origin*	727	12%	266,981	19%
Renter Occupied Units				
White	4,776	68%	901,616	58%
Black	924	13%	223,343	14%
Native American	84	1%	9,148	1%
Asian/Pacific Islander	222	3%	133,886	9%
Others	1,021	15%	280,695	18%
Hispanic Origin*	1,759	25%	500,477	32%

Source: 1990 U.S. Census.

*Population of Hispanic origin is not racial category and is included as a percentage of the other population groups.

Table 13

HOMEOWNERSHIP RATES

Race	Owners	Renters	Ownership Rate	Rental Rate
White	5,369	4,776	52%	48%
Black	282	924	23%	77%
Native American	30	84	26%	74%
Asian/Pacific Islander	232	222	51%	49%
Other	297	1,021	23%	77%
Hispanic Origin	727	1,759	29%	71%
Total	6,937	8,786	44%	56%

Source: 1990 U.S. Census.

Analysis of 1990 Census data of tenure by age in the City reveals that nearly half (45 percent) of homeowners were households 55 years of age or more. Householders aged 35 to 55 owned about one-fourth (24 percent) of homes, and those 35 to 44 years, about 17 percent.

By comparison, 37 percent of renters were age 25 to 34 (2,628 units), 20 percent were age 35 to 44 (1,428 units), 11 percent were age 45 to 54 (7,886 units), 9 percent were age 15 to 24 (642 units), 8 percent each were age 55 to 64 (587 units) and age 65 to 74 (545 units), and 6 percent were age 75 and older (409 units). Table 14 summarizes tenure by age.

Table 14

TENURE BY AGE OF HOUSEHOLDER (1990)

Age	City	Percent	County	Percent
Owner Occupied Units				
15 to 24	32	1%	13,242	1%
25 to 34	847	14%	191,843	13%
35 to 44	1,470	24%	331,573	23%
45 to 54	1,036	17%	294,921	20%
55 to 64	946	15%	258,158	18%
65 to 74	920	15%	217,255	15%
75 and over	959	15%	133,872	9%
Renter Occupied Units				
15 to 24	642	9%	143,396	9%
25 to 34	2,628	37%	521,625	34%
35 to 44	1,428	20%	369,562	24%
45 to 54	788	11%	191,713	12%
55 to 64	587	8%	126,930	8%
65 to 74	545	8%	103,477	7%
75 and over	409	6%	91,985	6%

Source: 1990 U.S. Census.

AGE AND CONDITION OF HOUSING STOCK

The age and condition of the housing stock provide additional measures of housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with a preponderance of homes more than 40 years old are more likely than newer neighborhoods to have a concentration of housing problems related to deferred maintenance, inadequate landscaping care, outdated utilities or interior amenities, and a need for housing rehabilitation.

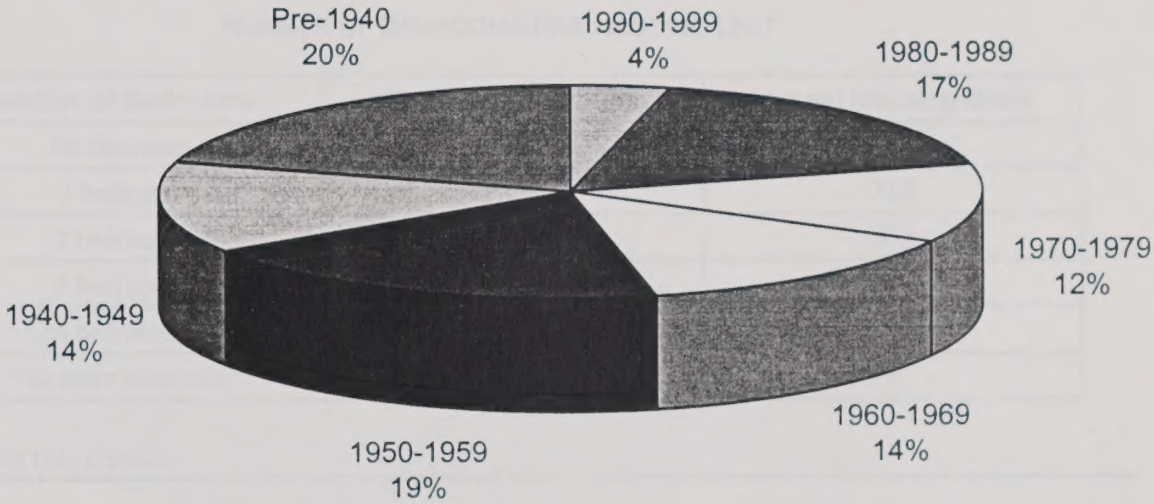
Utilities. One measure of housing adequacy type and availability of utilities serving a housing unit (space heating and cooling, plumbing, water supply, etc.). The census data shows that the majority of housing units were connected to a public or private company water system (13,871) while 46 housing units received water from another source, and 21 units had drilled wells. Most housing units were connected to the public sewer (13,693). However, 193 units were connected to a septic tank or cesspool, and 52 units had sewage disposal through other means. Heating fuel for occupied housing units ranged from gas and electricity to wood and solar energy (1990 Census). Of the occupied housing units in the City, 11,755 had utility gas, 107 had tank gas,

1,257 had electricity, 35 were fueled by wood, 10 used solar energy, and 80 used no heating fuel (1990 Census). Based on 1990 Census data, it does not appear that a significant number of dwelling units in the City lacked adequate plumbing, water, space conditioning, or wastewater systems.

Age of the Housing Stock. The year a structure was built can, at times, be an indicator of the current condition of the housing unit. Figure 7 shows that the highest percentage of housing units in the City were built during the 1930s and earlier. (1957 represents the median year structures were built) according to 1990 Census data. Over half of the City's housing stock (53 percent) was constructed more than 40 years ago.

Figure 7

AGE OF HOUSING UNITS



Source: 1990 U.S. Census.

Interior Amenities. The majority of housing units in the City had complete kitchen facilities (13,820) although 118 units did not (1990 Census). A slightly higher number of units had complete plumbing facilities (13,841), while 97 did not (1990 Census). A small number of vacant housing units (22) did not have complete plumbing. Occupied units lacking complete plumbing facilities comprised almost one percent of all occupied households. Therefore, an overwhelming number of homes in the City have adequate facilities and do not lack critical features such as plumbing.

HOUSING ACCOMMODATIONS

The majority of housing units in the City (70 percent) had two or three bedrooms (1990 Census). Nearly half had two bedrooms. Fewer than ten percent of the housing stock consisted of studio or four or more-bedroom dwelling units (1990 Census).

Two-bedroom dwelling units had the highest number and third highest percentage of vacant units in 1990 (studio dwellings had the highest vacancy rate at eight percent) (1990 Census). Even among larger homes (four or more bedrooms) one could find vacant units in 1990, although in substantially smaller numbers (1990 Census). Overall, the City's housing market in 1990 had enough vacancies (five percent of the housing stock) to accommodate local demand (1990 Census). 1999 data by Claritas, Inc. show that the vacancy rate has not changed since 1990. (The Claritas estimate is not based on an actual housing survey and may not accurately reflect housing market conditions of the past few years.)

Table 15

NUMBER OF BEDROOMS PER HOUSING UNIT

Number of Bedrooms	Total Housing Units	Vacant Housing Units
No Bedroom	593	49
1 bedroom	2,634	182
2 bedrooms	6,118	339
3 bedrooms	3,654	112
4 bedrooms	790	17
5 or more bedrooms	149	2

Source: 1990 U.S. Census.

OVERCROWDING

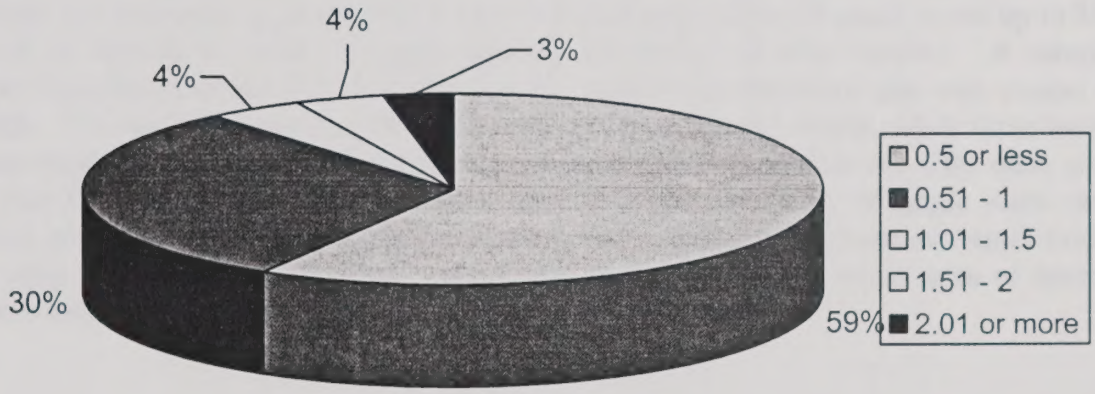
Overcrowding typically results when either: 1) the cost of available housing with a sufficient number of bedrooms for larger families exceeds the family's ability to afford such housing, or 2) unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs. This can lead to overcrowding if the housing unit is not large enough to accommodate all of the people effectively. In general, overcrowding is a measure of the ability of existing housing to adequately accommodate residents and can result in deterioration of the quality of life within a community. Approximately 64 percent of the housing units in the City had between four and six rooms. There were approximately three people per occupied housing unit.

The 1990 Census defines overcrowding as 1.01 or more persons per room, and extreme overcrowding as more than 1.5 persons per room. Since detailed data on overcrowding is not available by household or housing unit type, overcrowding must be evaluated generally based on cultural expectations and lifestyle patterns of different groups in relation to income and housing cost.

Figure 8 and Table 16 show the extent and patterns of overcrowding in Monrovia versus countywide. Twelve percent of the City's occupied housing units were overcrowded in 1990, compared to 20 percent of the County's occupied housing units (1990 Census). In 1990, there were 1,262 (18 percent) renter-occupied and 320 (5 percent) owner-occupied units defined as overcrowded in the City. In contrast, 1990 Census figures for the County were 27 percent for renter-occupied and 10 percent for owner-occupied units. Compared to the housing market countywide, there is a lower rate of overcrowding in the City. In sum, although overcrowding is a serious problem for some groups (low-income renters), the overall incidence of overcrowding is substantially less than countywide.

Figure 8

PERCENT OF HOUSEHOLDS BY PERSONS PER ROOM – MONROVIA



Source: 1990 U.S. Census

Table 16

OVERCROWDED HOUSING

Number of Persons per Room	Rental Units	Percent of Total Occupied Rental Units	Owner Units	Percent of Total Occupied Owner Units
City				
1.01 to 1.50	519	7%	170	3%
1.51 or more	743	11%	150	2%
Total	1,262	18%	320	5%
County				
1.01 to 1.50	128,339	8%	73,844	5%
1.51 or more	297,297	19%	75,806	5%
Total	425,636	27%	148,650	10%

Source: 1990 U.S. Census

HOUSING COSTS

RENTAL RATES

Some rental units in Monrovia are available at rates affordable for very low-income individuals or families. For example, a person with a very low-income of $25,650 could spend up to $641 a month on an apartment, which is approximately 30 percent of their income. A sample of apartment complexes in the City revealed that the median one-bedroom unit was around $625 per month. Two-bedroom units in the Monrovia average $885 per month, while three-bedroom apartment units are above $1,000 per month. Other types of rental in the City were slightly higher than the average apartment complex unit, with the exception of single room rentals. Compared to other areas in Los Angeles County and surrounding counties, rental rates for smaller units are in a more affordable range. Table 17 lists various rental rates of apartment complexes and other rental units in the City.

Table 17

RENTAL RATES IN MONROVIA (2000)

Type	1 Bed	2 Bed	3 Bed
Apartments	$500 $545 $590 $625 $650 $675 $725 $750	$750 $800 $850 $885 $900 $928	$1,100
Home	$700 $975	$725 $800 $850 $900	$1,500
Condominium	--	--	$1,350
Room	$490	--	--

Source: San Gabriel Valley Tribune May, 2000.

There are mobile home parks in the City offering single-wide and/or double-wide spaces. Table 18 lists a few mobile home parks, the number of spaces they provide, and average monthly rent. The average range of rents is nearly $350 and no rents exceeded $400 in the sample taken from the mobile home parks.

Table 18

MOBILE HOME PARK SPACE RENTAL RATES

Name	Total Spaces	Average Monthly Rent
Monrovia Mobile Home Park	68	$400
Ten Twenty Mobile Home Park	33	$295-$335

Source: Parsons Harland Bartholomew & Associates, 2000.

HOME PRICES

Table 19 lists prices of homes sold between 1998 and 1999. The highest percentage of homes were three-bedroom single-family units, followed by two-bedroom single-family units. Comparison between single-family homes and multi-family homes/condominiums, show that condominiums were less costly than single-family homes. The California Association of Realtors® lists the median housing prices for the City and County in December 1999 as $229,000 and $180,000, respectively. These prices represent a five percent increase over the November median and a 13.3 percent increase over the October median. Home prices tend to fluctuate from month to month, so short-term price comparisons may not reveal meaningful long-term trends. For the entire year (1999), the median home price increased in the City by 27.9 percent and countywide by 2.9 percent. This large disparity could be indicative that the gap between average home prices in Monrovia and countywide is narrowing.

Discussion with local realtors reveals that the current rise in housing prices makes homeownership difficult for first-time homebuyers. However, they feel that the market will begin to slow down in 2000, perhaps causing average prices to level off or even decline slightly. Higher interest rates could offset the affordability gains of a slowdown in home price inflation, however. As discussed in the City Housing Programs section of this document, the City offers a number of programs to assist first time homebuyers.

Table 19

HOME PRICES IN MONROVIA (1998-1999)

	Bedrooms	Units Sold	Median	Average	Range	% of Total
Single-family Homes						
	1	10	$172,000	$163,740	$125,000-$194,000	1%
	2	238	$198,500	$212,800	$85,000-$850,000	32%
	3	271	$228,000	$240,175	$78,000-$850,000	37%
	4	61	$267,000	$313,260	$143,000-$950,000	8%
	5+	14	$380,000	$431,890	$170,000-$940,000	2%
Total	--	595	--	--	--	80%
Multi-Family Homes/Condominiums						
	1	1	$184,000	$184,000	$184,000	<1%
	2	70	$129,000	$131,000	$73,500-$226,000	9%
	3	69	$159,000	$160,165	$107,000-$255,00	9%
	4+	4	$198,000	$188,750	$135,000-$212,000	1%
Total	--	144	--	--	--	20%

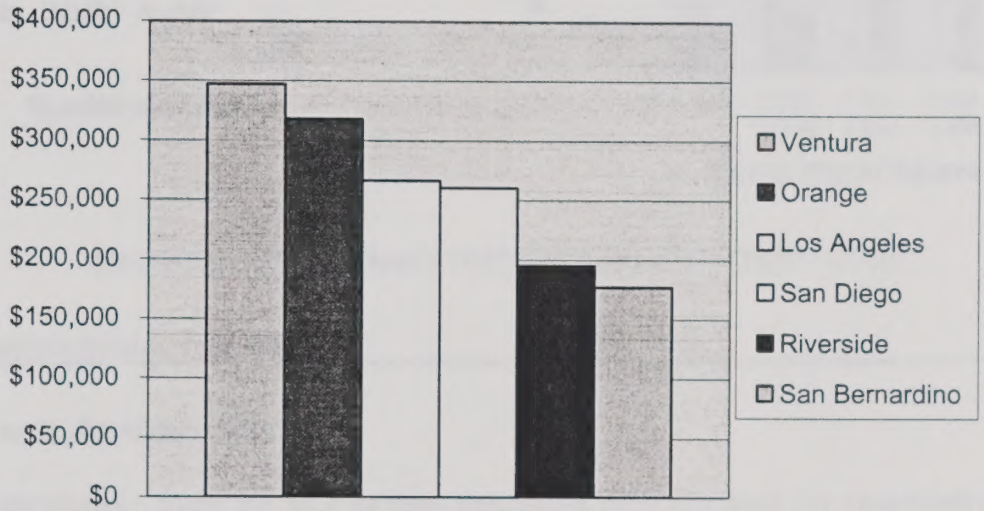
Source: LA Times, Dataquick, May 2000.

Note: The sales of two homes priced less than $70,000 were not included in Table 19 as these sales may represent other than "arms-length" transactions or may have involved dilapidated properties.

Figure 9 compares average new home prices in the County to other counties in the region. According to the figure, new home prices in Los Angeles County were in the mid-range in the region, allowing more opportunities for moderate- and middle-income households to purchase homes. The median new home price is still four times the median income for a family of four in Los Angeles County, however, meaning that most households cannot afford to purchase a new home in the County. Because there is little new home construction in Monrovia, however, it is difficult to compare new home price trends in the City and countywide.

Figure 9

AVERAGE NEW HOME PRICES (1999)

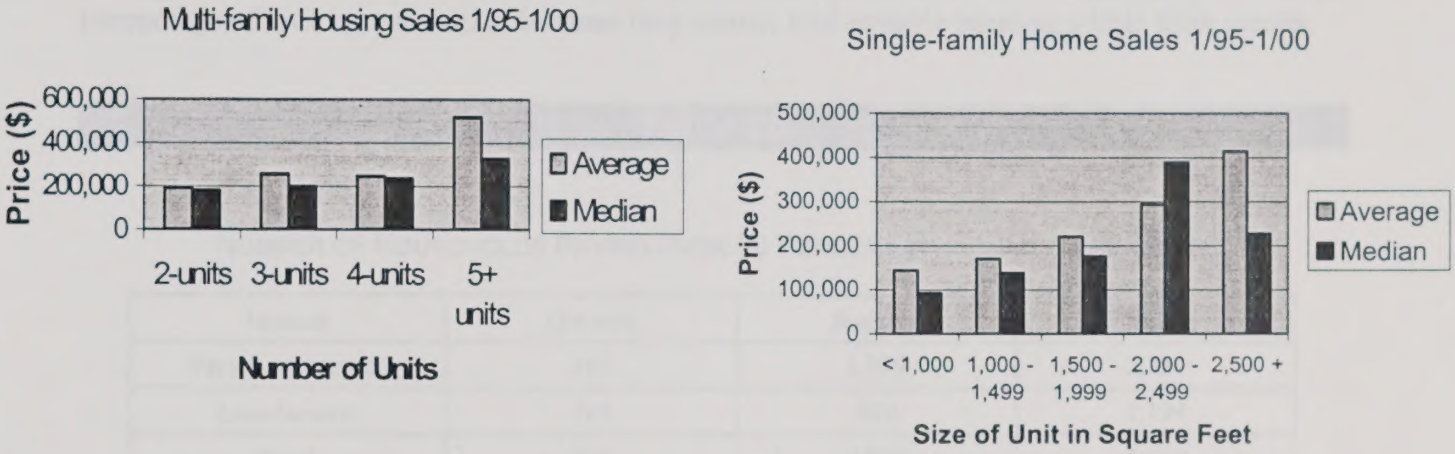


Source: Inland Empire Quarterly Report, October 1999.

A review of escrow records in the City from January 1995 to January 2000 revealed that sales prices for homes sold during the five-year period are slightly less than those listed in Table 19. Figure 10 shows the average and median prices for single-family homes and multi-family units by size. Some of the housing types have large discrepancies between the median and average, suggesting that a number of homes were listed within each housing type at either a low or high end cost, skewing the overall average. Since the escrow listing covers a five-year period and the general range of housing prices has risen between 1995 and 2000, the average and median costs are likely to be somewhat lower than the current average. Average prices for multi-family units ran from $192,500 for two units to $519,000 for five or more units. Small single-family homes

less than 1,000 square feet averaged a sales price of $144,200 while large homes of 2,500 square feet or more averaged $413,800.

Figure 10



MULTI- AND SINGLE-FAMILY UNIT ESCROW RATES (1995 - 2000)

Source: Monrovia Escrows, June 2000.

INCOME AND AFFORDABILITY

As stated previously, there are four income categories typically used for comparative purposes based on the median countywide income: very low-income (0-50% of median income), low-income (50-80% of median income), moderate-income (80-120% of median income) and above moderate-income (120% or more of median income). One method of analyzing housing affordability, for each income group is to compare the number and/or percent of housing units by cost to the number and/or percent of households by income level using a standard rule-of-thumb regarding affordability.

A standard measure of housing affordability is that housing expenses should not exceed 30 percent of a household's income, on the average. Those who pay 30 percent or more of their income on housing may experience difficulty in affording other basic necessities. However, to truly evaluate housing affordability, individual circumstances and factors must be taken into account. These circumstances and other factors include other long-term debt, mortgage interest rates, the number of children in a household, and other large, ongoing expenses (such as medical bills). Since it is impossible to take each household's individual circumstances into account, the

30 percent rule-of-thumb provides a general measure of housing affordability for the average household.

Table 20 shows the number of households paying over 30 percent of their income on housing. Approximately 67 percent of very low-income households spend over 30 percent of their income on housing and 50 percent of low-income households spend over 30 percent of their income on housing. Some households choose to pay over 30 percent of their income for various reasons, such as location, aesthetics, or other features. Other households choose to pay larger percentages of their income on housing because they may receive tax advantages or are investing with the knowledge that their income will increase so that they pay a lower percentage of their income on a long-term basis. By contrast, most lower-income households are forced to pay a large percentage of their income either because they cannot find suitable housing within their means.

Table 20

NUMBER OF HOUSEHOLDS PAYING OVER 30 PERCENT OF INCOME ON HOUSING

Income	Owners	Renters	Total
Very Low-Income	348	1,989	2,337
Low-Income	324	870	1,194
Total	672	2,859	3,531

Source: SCAG RHNA99 Housing Problems Detail, Monrovia.

Further analysis of housing expenditures as a percent of income (1990 Census) shows that most home owners pay less than 25 percent of their income on housing (Table 21). Renters with income below $34,999 tend to pay a higher percentage of their income on housing. The majority of people earning $50,000 or more paid less than 25 percent of their income on housing regardless of whether they rented or owned.

Table 21

HOUSING EXPENDITURE RATE PER INCOME GROUP

Income	<$10,000	$10,000-$19,999	$20,000-$34,999	$35,000-$49,999	$50,000+	Total Households
Owners						
30%+	43%	22%	42%	45%	18%	1,568 (29%)
35%+	36%	18%	37%	32%	9%	1,111 (20%)
Total Households	307	543	853	1,058	2,681	5,442 (100%)
Renters						
30%+	80%	86%	47%	6%	2%	3,137 (45%)
35%+	76%	80%	28%	1%	0%	614 (9%)
Total Households	1,101	1,337	2,030	1,458	1,062	6,988 (100%)

Source: 1990 U.S. Census

AFFORDABILITY TRENDS

Table 22 shows the median gross rent in relation to income in 1990 (such data is not available for 1999). According to the U.S. Census Bureau, the median gross rent was $654 in the City and $626 in Los Angeles County. People with very low-incomes had a few affordable options, as only 14 percent of apartment units in the City had rents below 30 percent of their incomes. Few non-assisted single-family homes, townhouses, or condominiums have prices affordable to a very low-income household. People with low-incomes had more options than those with very low-incomes, as over half of rental units were within an affordable cost range. In 1999, local rents were primarily within the range affordability of households in the upper end of the low-income range (65-80% of median income) and moderate-income households.

Table 22 provides an estimate of the number of affordable rental units at each income level. The percentage of apartments affordable within the low- and moderate-income groups is cumulative and includes the percentage from the previous income group. Also, households of many income levels will often compete for housing in the same price range, so the existence of lower-cost units does not mean that such units are actually available to lower-income households.

Table 22

AFFORDABILITY OF RENTAL HOUSING IN RELATION TO INCOME

Income Group	Affordable Rent	% of City Households	% of City Rentals	% of County Rentals
Very Low	$440	23%	Approximately 14%	Approximately 20%
Low	$700	15%	Approximately 60%	Approximately 62%
Moderate	$1,050	22%	Approximately 94%	Approximately 90%

Source: 1990 U.S. Census

A household can typically qualify to purchase a home that is 2.5 to 3.0 times the annual income of that household, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. Based on the homes sold in the last year and affordability rates at 3.0 times the annual income of a three-person household, Table 23 shows that there were few homes affordable to very low- or low-income households.

Subsidized or assisted housing is not included in Table 23. The number of rental housing affordable to lower-income households is slightly higher than suggested in the table below as only units for sale are listed in the table. (See the discussion of "At-Risk" housing and the Program Evaluation section for information on the 67 available lower-income subsidized rental units in Monrovia.). There are currently 67 income-restricted rental units affordable to very low-income households in Monrovia, of which 37 are for seniors. Low-income restricted rental units total 173, of which 128 are for seniors. These assisted units include 223 federally subsidized rental units shown in Table 25.

Table 23

SOLD UNITS AFFORDABLE TO LOWER-INCOME HOUSEHOLDS (1999)

Income Group	Affordability Level	Homes Sold in 1998-99	Percent of All Houses Sold
Very Low-Income	$76,950	2	<1%
Low-Income	$123,120	50	7%
Moderate-Income	$184,680	315	43%

Source: LA Times Dataquick Home Prices, 1998-1999.

Note: Housing unit totals for low and moderate-income households are cumulative. Houses sold for below $70,000 were not included.

CURRENT HOUSING NEEDS

Very low- and low-income households represent 43 percent of all City households, but represent 68 percent of all households with housing problems such as overpayment and overcrowding. Table 24 summarizes housing problems in the City by income. Very low- and low-income households represent 70 percent of all households that overpay for housing--90 percent of renters and 36 percent of owners paid more than 30 percent of their income for housing in 1990. Very low- and low-income households also represent 71 percent of overcrowded households, (about 8 percent of the total households in the City). Most overcrowded households (59 percent) are renters. Low-income households have fewer opportunities to find housing that is affordable and of a reasonable size to meet their needs.

Table 24

HOUSING NEED BY INCOME

Households	<30%	30% to 50%	50% to 80%	80% to 95%	>95%	Total
All Households						
Renters	1,328	1,170	1,605	785	2,372	7,260
Owners	488	488	802	516	4,123	6,416
Total Households	1,815	1,658	2,407	1,301	6,496	13,676
Households with Housing Problems						
Renters	1,081	1,018	1,091	267	381	3,838
Owners	223	137	324	217	990	1,892
Total Households	1,305	1,155	1,416	484	1,371	5,730
Households with Overpayment						
Renters	1,081	908	870	201	120	3,180
Owners	223	125	324	189	990	1,851
Total Households	1,305	1,033	1,194	390	1,110	5,031
Households with Overcrowding						
Renters	300	298	347	70	308	1,323
Owners	19	50	120	21	75	285
Total Households	319	348	467	91	383	1,607

Source: SCAG, RHNA99, Monrovia, 1999.

ASSISTED HOUSING PROJECTS AND PROGRAMS

Assisted housing projects in the City can alleviate the financial hardships low-income households may face. Assisted housing projects, typically rental housing developments, offer subsidized housing costs affordable to low- or moderate-income households. Such developments often provide, or are linked to, supportive services for individuals with special needs (such as the elderly or handicapped). There are a variety of programs, each focusing on a specific need or with a specific goal to address to needs of a particular group within the community.

The California Housing Finance Agency has one listing for a state assisted tax credit housing project in Monrovia--Regency Court, a 115-unit 80/20 elderly housing project in which at least 20 percent of the units must be reserved for very low-income residents. The contract for Regency Court began on October 27, 1995 and will close on October 26, 2025. Therefore, the risk of conversion to market rate is very low at this time. There are two additional at-risk housing projects that are funded by the City. Lyric Apartments (Gables) offers 11 subsidized

units within its 54-unit complex, and West Olive provides four senior units. As with Regency Court, these housing projects were contracted within the past ten years and are not due to expire until after 2010. Therefore, the conversion risk of these 130 low-income units is very low.

There are also several federally assisted rental housing projects in Monrovia (see Table 25) that have or had Section 8 contracts with the federal Department of Housing and Urban Development. Under Section 8 assistance, eligible tenants pay 30 percent of their income for rent, and the difference between the tenant's contribution and the actual rent is paid by HUD through operating subsidies to owners. Assistance is tied to the project and rent is subsidized only as long as the tenant occupies the unit. Tax Credit projects operate in a similar manner, except that projects receive subsidies through investors who then receive tax deductions for their investments. Tax credits can be sold for cash to those who no longer wish to invest.

HUD's November 1999 rental listings for the City lists six assisted multi-family housing complexes under contract, two of which have expired contracts. The complexes that expired had 154 Section 8 assisted units. The remaining complexes listed by HUD are Section 8 assisted complexes, offering a total of 30 units and 37 senior-only units.

Table 25

HUD-ASSISTED MULTIFAMILY HOUSING - SECTION 8 CONTRACTS

Name	Location	Owner Type	Expiration Date	Risk Assessment	Section 8 Units	Elderly Units	Total Units
Fano Gardens	550 Fano St.	--	--	--	--	37	37
Mayflower Arms	724 Monterey Ave.	Profit Motivated 221(d)(4)	11/22/02	Low Risk	28	--	28
Primrose Villa	150 W. Colorado Blvd.	Profit Motivated 221(d)(4)	5/31/99	High Risk	74	--	75
Subsidized Housing Corporation 18	211 East Maple Ave.	--	7/19/09	Unknown	1	--	1
Subsidized Housing Corporation 34	212 East Olive Ave.	--	7/19/09	Unknown	1	--	1
Villa Olive Oak	125 W. Olive Ave.	Profit Motivated 221(d)(4)	3/20/99	High Risk	80	--	81

Sources: U.S. Department of Housing and Urban Development, Real Facts Database, California Housing Partnership Corporation.

BALDWIN PARK HOUSING AUTHORITY PROGRAMS

According to the Baldwin Park Housing Authority (which also serves Monrovia), the Authority does not currently operate any housing units in Monrovia, nor does the agency plan to add units in Monrovia. However, there are 3,000 area residents on the Authority's Section 8 waiting list, not all of which are from Monrovia. The agency was unable to provide an updated list for Monrovia residents only. Currently, there are 256 units contracted in Monrovia accepting Section 8 Certificates/Vouchers. Of those 256 units, 131 are one-bedroom units, primarily for the elderly or disabled, 80 are small family two-bedroom units, 43 are three-bedroom units, and two are four-bedroom units according to the Baldwin Park Housing Authority.

There are six multi-family complexes in the City that participated in HUD's Section 8 program as of 1998. These complexes provided a total of 184 Section 8 units and 37 elderly units in the City. However, two contracts have expired, causing 154 units to return to the competitive market rate. Therefore, there are currently 30 Section 8 non-elderly units and 37 elderly units subsidized in the City. These units rent at or below the "Fair Market Rent" level established by HUD to ensure their affordability to very low- and low-income households. Fair market rents for the Los Angeles County area in fiscal year 2000 are provided in Table 26 below. For the 40th percentile fair market rents for manufactured home spaces in the Section 8 Choice Housing Program, space rents in Los Angeles County are listed at $505 for fiscal year 2000 (Federal Register, February 2000).

Table 26

FAIR MARKET RENTS FOR EXISTING HOUSING IN LOS ANGELES COUNTY

Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
$505	$605	$766	$1,033	$1,233

Source: Federal Register, HUD, February, 2000

LOS ANGLES COUNTY COMMUNITY DEVELOPMENT COMMISSION PROGRAMS

The Los Angeles County Community Development Commission offers a variety of programs for housing improvements, home ownership, and housing development. These programs are often implemented through both the County and City to provide the most efficient service to residents.

The County's housing improvement programs include the Single-Family Rehabilitation Loan Program, Amortized Loans, and Rental Rehabilitation Loan Program. Deferred Single-Family Loan Program offers three percent deferred interest rate loans for home repair and improvement. The maximum loan amount is $25,000 for a one-unit property and $50,000 for a two-unit

property. These are 10-year interest accrued loans for CDBG deferred loans. There are no monthly payments and the loan is payable at the sale or transfer of the home.

Amortized Loans have a 3 percent interest rate, 15-year amortized payments, and loans are payable in 180 installments.

Rental Rehabilitation loans are available to rental property owners. Three percent and five percent fixed interest rate loans at a maximum of $8,500 are available for property repairs for a maximum of 15 years. Property owners must have a minimum of 70 percent low-income tenant occupancy or must rent single-family units to low-income tenants. Loans may be used for roofing, heating, plumbing, windows, screens, doors, masonry, carpentry, garages, stucco, termite or pest control, insulation, painting, electrical work, driveways, room additions, carpets, kitchen or bath remodeling, fencing, and can address some code enforcement violations.

The County also offers home ownership assistance programs. The Home Ownership Program (HOP) assists low-income first-time homebuyers. Loans of up to 25 percent or $15,000 of the initial purchase price are given to qualified residents. Additional assistance may be given if the home is located in a designated census tract. There is 0 percent interest on the loans, which are payable at the time of sale, transfer, or refinance of the home.

CITY HOUSING PROGRAMS

Between December 1997 and March 2000, the City Redevelopment Agency has sold 52 infill housing units. Several new projects have become available to meet the needs of low and moderate income households. The following table lists new projects designed to meet those needs.

Table 27

NEW LOW AND MODERATE INCOME HOUSING PROJECTS

Project	Units	Characteristics
Magnolia & Foothill	20	Low-income
Magnolia & Duarte	5	Low-income
Colorado & Primrose	10	Low-income
Lime & Primrose	10	Low-income
Monrovista	--	Acquisition
Blackstone Apartments	79	Senior Low-income
519 1/2 Almond	1 single-family home	Moderate-income infill project
234 Cypress	1 single-family home	Moderate-income infill project

Source: City of Monrovia, 2000. *Note: None of these projects are at-risk by 2010. All were constructed during the 1990s.*

Senior Housing

Monrovia is also home to a number of senior housing opportunities. There are three senior rental housing projects in Monrovia. Leven Oaks operates 40 senior units, the Seasons offers 241 senior units, and Regency Court, a subsidized project, offers 115 senior units, of which 20 percent (23 units) are low-income. There is also a four-unit low-income senior rental project on West Olive, and 54 rental units, of which 11 are restricted at the Lyric Apartments, now known as the Gables. To assist recently paroled women reunite with their children and become members of the workforce, the City offers Phoenix House. Phoenix House contains 19 to 20 transitional housing units for women for six months to a year. Onsite parole officers provide monitoring and guidance.

Homebuyer Assistance

The Monrovia Department of Community Development Housing Division has a number of programs for first-time homebuyers and existing homeowners. First-time homebuyer programs provide below-market-interest-rate loans and/or down payment assistance so that moderate-income households are able to afford home ownership. Monrovia first time homebuyer programs, include the Down Payment Assistance Programs (DPAP), the Scattered 2nds Program, the Lease to Own Program, and Mortgage Credit Certificates (MCC).

The Scattered 2nds Program offers mortgage assistance to first-time homebuyers who may qualify with as little as three percent down using their own funds. The City provides the remaining down payment through a deferred loan secured by a second "silent" trust deed. The deed provides for an equity share upon resale or transfer of ownership prior to 15 years. The second is forgiven after 15 years. Up to $25,000 in second mortgage assistance is provided to each borrower, reducing the first mortgage obligation and/or the amount of borrower funds needed for a down payment. The City assists eight units per year under this program.

The DPAP program offers "Conditional Grants" to eligible households. Down payment and closing cost assistance up to $10,000 is loaned through a silent second secured by a Deed of Trust that is forgiven if program conditions are met after 15 years. The City assists eight units per year.

The Lease-to-Own-Program offers gifted down payments and closing costs, up to 97% financing, and a 30 year fixed rate. Maximum loan amounts of $252, 400 may be used for new or existing homes. Residents do not have to be first-time homebuyers to utilize this program as long as the home serves as the primary residence. Loan financing is provided through tax-exempt bonds. When a qualified participant chooses a home, the home is purchased by the California Cities Home Ownership Authority (CCHOA) on their behalf. The participant enters into a Lease-with-Option-to-Purchase Agreement with CCHOA. After three years and two months of leasing, the participant has the option to purchase the home by assuming the mortgage. Participants must pay a one percent commitment fee plus the first month lease.

Under the Mortgage Credit Certificate Program, eligible households may deduct 20 percent of their annual mortgage interest payments as dollar for dollar tax credits against federal income taxes. To reduce monthly mortgage payments to an affordable level, the homebuyer's

allowances on their W-4 are adjusted to reduce the amount of tax withheld by the employer, thereby increasing monthly income for mortgage payments.

Monrovia, in coordination with HUD, also offers the Officer Next Door Homebuyer Assistance Program and the Teacher Next Door Homebuyer Assistance Program. Designated HUD-owner properties in revitalization areas are available at a 50 percent discount under this program. If an officer or teacher uses an FHA-insured mortgage, the down payment is only $100. The home must be occupied by the officer or teacher as a principal residence for at least three years. The officer or teacher may either purchase the home directly from HUD or a governmental agency may purchase the home and then sell it to the officer or teacher. A direct sale eliminates the need for dual closings and associated costs, however. Property conditions vary on HUD homes and may affect the overall selling price of the home.

Home Repair Programs

Existing homeowners may be unable to make needed repairs to maintain their homes and the overall character of the neighborhoods. The Redevelopment Agency provides funding for its Neighborhood Revitalization Programs through Community Development Block Grants and Redevelopment Agency Housing Set-Aside funds. The Monrovia Redevelopment Agency, in conjunction with the Community Development Commission of the County of Los Angeles, offers Housing Preservation loans to assist low-income homeowners. There are three types of loans offered under this program. The Deferred Single-Family Loan Program, Amortized Loans, and Rental Rehabilitation Program are offered by the City through the Los Angeles Community Development Commission.

Rental Rehabilitation loans are available to rental property owners through the Los Angeles County Community Development Commission as discussed above under County Programs. Three percent and five percent fixed interest rate loans at a maximum of $8,500 are available for property repairs for a maximum of 15 years. Property owners must have a minimum of 70 percent low-income tenant occupancy or must rent single-family units to low-income tenants. Loans may be used for painting, roof repair, windows, installation of water and energy efficient items, and flooring.

Home rehabilitation loans may be used for the following: roofing, heating, plumbing, windows, screens, doors, masonry, carpentry, garages, stucco, termites or other pest control, insulation, painting, electrical repairs, driveways, room additions, carpets, kitchen or bath remodeling, fencing, and others.

Other rehabilitation programs include the Handyworker Grant Program, which offers $5,000 grants for home repairs to very low- and low-income households. This program serves 30 households annually. The City also offers the Handyworker Tool program, which lends tools to residents to make repairs and improvements. Approximately four households utilize this program annually. Similarly, the Neighborhood Improvement Grant offers $8,000 per unit to very low- and low-income households and serves four households per year.

The Good Neighbor Monrovia Program serves four units annually through the Neighborhood Preservation Division. Through this program, units primarily owned by seniors, disabled

residents, or low-income households that have fallen into disrepair are rehabilitated through painting, landscaping, and other cosmetic repairs. This program is not designed for substandard dwelling units with structural problems.

The Redevelopment Agency is offering a new program in which properties in need of rehabilitation are acquired by the City and, with the assistance of youth labor seeking professional experience in construction and related occupations, are rehabilitated for reuse. This program seeks to rebuild one unit per year, while training youth in occupational skills.

Finally, the City sponsors the annual Make a Difference Day, which brings together volunteers to repair and rehabilitate needy households whose homes that have fallen into disrepair. This program is similar to the Christmas in April program available in many communities. Approximately eight units will be rehabilitated through this program in the next five years.

Neighborhood Revitalization Programs

Entire neighborhoods can become blighted when a significant number of individual properties fall into disrepair, leading to higher crime, and eventual dilapidation of once viable housing units. To combat this problem, the City offers a number of neighborhood programs to reverse the downward spiral of neighborhood deterioration. To help focus the City's efforts, Neighborhood Strategy Teams are established for distressed neighborhoods. Through the Community Activist Policing Program, these teams identify high crime and blight areas and develop strategies to combat these problems through infrastructure improvements, lighting, landscaping, rehabilitation, demolition, social services and mental health services.

The Reserve Code Enforcement Officer Volunteer Program assigns five volunteers to specific quadrants of the City to clean up immediate signs of blight such as debris, trash, broken windows, unmaintained landscaping and other problems. Through this program, the City can become more proactive in canvassing the City and documenting patterns of deterioration before problems spread and infect an entire neighborhood.

The Safe Streets Now program trains volunteers on how to take civil actions to address crime, blight, and other public nuisances. The City is also developing a program that would result in annual re-inspections for problem multi-family properties.

The Neighborhood Beautification Program provides dumpsters for 12 to 15 neighborhoods. Residents may dispose of litter and other debris they have collected within their homes and yards without the cost of hauling materials or renting dumpsters. This helps maintain the appearance and overall condition of the neighborhood.

The Vehicle Abatement Program is a City program that tows old cars on private property within public view, reducing the appearance of blight, and discouraging further undesirable activities. Likewise, if debris or other junk materials are left in a public right-of-way, the City will coordinate with waste management to haul the garbage to an appropriate dump.

Twice a week, the City pays for a shopping cart pick-up service to sweep the City and return shopping carts to their appropriate store locations. The City would like to start a collaborative

effort with Vons to educate the community on the return of carts in exchange for coupons, particularly seeking youth volunteers to return carts.

The City also recognizes those neighborhoods and property owners who actively maintain their property and comply with building codes through the Neighborhood Pride and Code Education Programs. These efforts are aided by educational flyers that inform residents of the standards. Recently, the City received 85 percent compliance with code requirements. Another new code enforcement program targets problem multi-family units for annual re-inspections to ensure units are brought up to code.

Residential Historic Preservation

There are a number of homes in Monrovia that can be considered historic and are of great value to the community. The City is undertaking a historic residential survey that will be completed within the next year. Homes on the list require City review of any proposed exterior modifications or work. The City voluntarily works with property owners to ensure preservation work maintains the historic nature of the dwelling. The Monrovia Historic Preservation Group offers grants of 50 percent of the cost of restoration, improvement, and repair of historic homes. The maximum grant is $500, and grantees do not have to be members of the Monrovia Historic Preservation Group. In 1995, the City Council passed the Historic Preservation Ordinance, which allows owners of pre-1930 homes to voluntarily petition to have their homes designated as historic landmarks. Once homes receive this designation, the owners agree to abide by the restoration/improvement guidelines and regulations pertaining to historic landmarks. In return, historic landmark homeowners receive a 60 percent property tax reduction in accordance with the State Mills Act. Currently, there are 31 Mills Act contracts for the preservation of historic homes in Monrovia.

Landlord-Tenant Disputes

The City offers the Neighborhood Mediation and Dispute Resolution Program to settle neighborhood and tenant/landlord disputes. The mediation service handles a range of disputed issues, including tenant rules, evictions, rent increases, security/cleaning deposits, repairs to rental units, and discrimination complaints.

UNITS ELIGIBLE FOR CONVERSION

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Subsequent amendments have clarified the scope of the analysis to also include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

The California Housing Partnership Corporation provides an inventory of federally subsidized rental units at risk of conversion. The 2000 update, which identifies units at risk through the

year 2020, identifies six HUD-assisted multi-family housing developments with Section 8 contracts due to expire before 2010, two of which have already expired. Of the remaining developments, Fano Gardens, has 37 elderly units and has an unknown expiration date, Mayflower Arms has 28 low-income units and expires November 22, 2002, and Subsidized Housing Corporation 18 and 34 each have one low-income unit expiring July 19, 2009. These units could convert to market rate status. All of these units are occupied by very low-income households. These are the only federally subsidized rental units in the City. There are no state or locally assisted rental housing development that could convert to market rate housing by 2010. Therefore, by 2002, all but two of the City's Section 8 assisted units could convert to market rate. Table 25 above contains a summary of these projects. Since 1997, the City has lost 154 subsidized units, and 67 remain at risk.

A property owner can opt to terminate the Section 8 contract (opt-out), or renew the contract for another five years. The primary incentive for Section 8 property owners to opt-out is the higher rent that would be paid for these units at market value. For the property owner to successfully opt-out of the Section 8 contract, the owner must satisfy certain procedural requirements. A Notice of Intent (NOI) must be filed with HUD one year before the termination date that indicates the owner's intent to convert the units to market rate. Failure to file an NOI within the specified timeframe, or follow the other procedures to opt-out of the Section 8 contract, results in an automatic contract roll-over for five years. Upon filing of an NOI, HUD may offer several incentives to property owners to remain in their contracts including re-financing the property mortgage, and establishing higher rents charged for the projects.

Pursuant to Section 65863.10 of the Government Code, the property owner of a Section 8 contract must also provide six months advanced notification to each tenant household if the property owner intends to terminate the Section 8 contract. The notice must indicate the anticipated date of conversion and the anticipated rent increase.

The cost of conserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Conservation of assisted units generally requires subsidizing the difference between market-rate and assisted rents. Based on the worst case scenario, it is estimated that the subsidy of a one-bedroom unit affordable to very low-income persons would cost approximately $1,740 per year. The difference between very low-income and market rate rents requires the most subsidy. Preserving low- and moderate-income units does not require as much subsidy. Since land prices and land availability are generally the limiting factors to development of low income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction. However, there are more funding sources and financing techniques for new housing construction, or rehabilitation with rent restrictions, than for ongoing rent subsidies.

The cost of acquiring apartment complexes on the market for use as assisted housing units could range from as low as $60,000 to as high as $200,000 per dwelling unit, depending on location, age, size, amenities, and condition. Discussion with a local realtor revealed that, depending on location, two- to four-unit complexes could cost between $175,000 to $300,000 in Monrovia. One listing for a 34-unit complex, with 1,400 to 1,800 square foot 3-bed units was priced at $200,000 per unit. Although few multifamily properties were recently listed for sale in Monrovia, eight apartment complexes in nearby cities were listed as of May 2000, including:

1. nine-unit complex priced at $930,000 (Arcadia)
2. 30-unit complex (studios) priced at $2,250,000 (Sierra Madre)
3. 16-unit complex priced at $1,189,000 (Pasadena)
4. 12-unit complex priced at $815,000 (Pasadena)
5. ten-unit complex priced at $825,000 (Pasadena)
6. ten-unit complex priced at $600,000 (Pasadena)
7. ten-unit complex priced at $560,000 (Pasadena)
8. eight-unit complex priced at $499,999 (Pasadena)

Based on the acquisition cost of multifamily units in nearby communities, the replacement cost of the 67 at-risk units through acquisition of units could be as high as $6.9 million.

Discussions with various developers who have constructed residential units within the past four years reveal that average construction costs vary depending on the location and type of unit. A custom unit built on hillside property will be far more expensive than a tract unit on improved flat-land. Excluding the price of land, average construction costs are rising (currently $211,000 from $143,000 in 1998), although the median cost has remained fairly level (currently $133,000 compared to $123,000 in 1998) based on annual City permit application listings. Depending on the size and location of the unit, total costs can range from $60,000 to $200,000 as shown in Table 28. Materials and labor have a wide range of costs depending on the type of materials used for construction. More expensive materials and labor are typically used for custom units, whereas less expensive and easy to handle materials are used for average tract units. Table 28 lists a break down of construction costs per unit and per square foot.

Assuming that multifamily unit construction and development costs are in the middle of the range on the average ($130,000 per dwelling unit), the cost of constructing 67 replacement units would be $8.7 million (excluding profit) for a mixture of senior and family units (1 – 3 bedroom rentals).

Table 28

ESTIMATED COSTS OF REPLACEMENT

Construction Cost	Estimated Cost Range per Unit	Estimated Average Cost per Square Foot
Raw Land	$80,000-$300,000	$10
Land Improvements	$14,000	$14
Materials/Labor	$55,000	$55

Soft Costs (Architecture/Engineering Costs)	$8,000	$5-$10
Fees and Permits	$10,000	$10
Other	$4,000	$4
Total Cost	$181,000	$100

There are several non-profit organizations active in the region that have the managerial capacity to own and manage, and have expressed an interest in being notified of the availability of assisted rental housing. Table 29 lists these organizations.

Table 29

NON-PROFIT HOUSING ORGANIZATIONS INTERESTED IN ACQUIRING AT-RISK RENTAL HOUSING

A Community of Friends	3345 Wilshire Blvd., STE 1000	Los Angeles CA 90010	(213) 480-0809
Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Sequndo CA 90245	(310) 648-6648
Affordable Homes	P.O.Box 900	Avilla Beach CA 93424	(805) 773-9628
Affordable Housing People	7720 B El Camino Real, STE 159	Carlsbad CA 92009	(760) 436-5979
continued BRIDGE Housing Corporation	One Hawthorne, STE 400	San Francisco CA 94105	(415) 989-1111
BUILD Leadership Development Inc.	1280 Bison, STE B9-200	Newport Beach CA 92660	(949) 720-7044
Century Housing Corporation	300 Corporate Pointe, STE 500	Culver City CA 90230	(310) 642-2007
City of Pomona Housing Authority	505 South Garey Ave	Pomona CA 91766	(909) 620-2120
Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley CA 91352	(818) 503-1548
Eden Housing, Inc.	409 Jackson St	Hayward CA 94544	(510) 582-1460
FAME Housing Corporation	2248 S. Hobart Blvd	Los Angeles CA 90018	(323) 737-0897
Foundation for Affordable Housing, Inc.	2847 Story Rd	San Jose CA 95127	(408) 923-8260
Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204	North Hollywood CA 91602	(818) 763-0810
Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood CA 90028	(323) 469-0710
Hope – Net	760 S. Westmoreland Ave	Los Angeles CA 90005	(213) 389-9949
Housing Authority of the City of Los Angeles	P.O. Box 17157, Foy Station	Los Angeles CA 90017	(213) 252-2701
Housing Corporation of America	31423 Coast Highway, STE 7100	Laguna Beach CA 92677	(323) 726-9672
Jamboree Housing Corporation	2081Business Center Dr #216	Irvine CA 92612	(949) 263-8676
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles CA 90005	(213) 365-7400
Latin American Civic Assoc.	340 Parkside Dr	San Fernando CA 91340	(818) 361-8641
Long Beach Affordable Housing Coalition, Inc	110 West Ocean Blvd., # 350	Long Beach CA 90802	(562) 983-8880
Los Angeles Housing Dept.	111 N. Hope St., 7th Floor, Room 714	Los Angeles CA 90012	(213) 367-9083
Los Angeles Housing Partnership, Inc.	515 S Figueroa St. STE #940	Los Angeles CA 90071	(213) 629-9172
Many Mansions, Inc.	80 E. Hillcrest Dr. #219	Thousand Oaks CA 91360	(805) 496-4948
Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, STE 201	Sacramento CA 95860	(916) 231-1999
Pico Union Housing Corporation	1345 S. Toberman	Los Angeles CA 90015	(213) 252-1991
Shelter For The Homeless	15161 Jackson St.	Midway City CA 92655	(714) 897-3221
Skid Row Housing Trust	1317 E. 7th St	Los Angeles CA 90021	(213) 683-0522
Solari Enterprises, Inc.	1544 W. Yale Ave	Orange CA 92687	(714) 282-2520
Southern California Housing Development Corp	8265 Aspen St., STE 100	Rancho Cucamonga CA 91730	(909) 483-2444
Southern California Presbyterian Homes	1111 North Brand Blvd, STE 300	Glendale CA 91202	(818) 247-0420
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach CA 90802	(562) 570-6926
West Hollywood Community Housing Corp.	8285 Sunset Blvd, STE 3	West Hollywood CA 90046	(323) 650-8771

Source: California Department of Housing & Community Development

There are several funding sources the City could potentially use to preserve or replace assisted rental units at-risk of conversions:

1. Home Investment Partnership Program—a federal program providing funding for housing acquisition, rehabilitation, and construction.

2. Community Development Block Grant Program—a federal program providing funding for housing acquisition and rehabilitation and some costs related to new housing construction.

3. Section 8 Program (New Construction and Low/Moderate Income Set Aside Programs)—a federal program providing funding for rental housing construction in conjunction with Section 8 subsidies for the rental units.

4. Section 202/811 Programs—a federal program providing funding for low-income rental housing restricted to seniors and handicapped individuals.

5. California Housing Finance Agency 80/20 program—a state program providing financing for rental housing construction for projects containing at least 20% affordable units for low-income households.

6. Monrovia Redevelopment Agency Low-Income Housing Set-Aside Fund—a local revenue source derived from property tax increments that may be used for a wide range of housing activities benefiting low- and moderate-income households.

FUTURE HOUSING NEEDS

State housing element law requires that each city analyze its existing and projected housing needs for all income levels. This analysis must include a locality's fair share of the regional need. The distribution of regional need is prepared by SCAG in its Regional Housing Needs Assessment (RHNA). The current RHNA was prepared in 1999 and is shown in Tables 30 and 31 below.

In addition, State housing element law requires that each city develop a five-year program of actions designed to meet its regional need. Therefore, in developing the City's regional need, the 7.5-year planning period between January 1, 1998 and June 30, 2005 was used, as shown in Table 30. The City's regional need is calculated by taking into consideration the City's growth over the five-year period and adjusting it for the current vacancy need and demolitions. It is projected that during the planning period, the City will experience a growth of 304 dwelling units. It projected that there will be 183 demolitions, which need replacing. The projected annual construction need is 40 units. The highest percentage of these units are above moderate-income housing (35 percent) and very low-income housing (25 percent).

Finally, State law requires that the City's regional need be distributed on the basis of income in order to avoid concentrating lower income units in jurisdictions, which already have a high concentration. This calculation takes into account the current distribution of household income compared to the regional average. Based on SCAG methodology, the City must distribute their share of the regional need as shown on Table 31.

A number of units have been demolished or have caused displacement of low-income households. Table 32 shows the number of displaced households in Monrovia between 1997 and 1999. A total of 20 units were displaced, mostly low-income non-elderly households.

Table 30

PROJECTED REGIONAL DEMAND IN MONROVIA (1998-2005)

Household Growth	Net Vacancy Adjustment	Demolition Adjustment	Total Construction Need	Annual Construction Need
262	-142	183	303	40

Source: SCAG, RHNA, 5/1/00.

Table 31

TOTAL NEW UNITS DISTRIBUTED INCOME

Units	Very Low	Lower	Moderate	Upper	Total
Number of Units	76	52	70	106	304
Percent of Units	25%	17%	23%	35%	100%

Source: SCAG, RHNA, 5/1/00 *Note: Total new units by income level differs by one dwelling unit from total units in Table 30. This variation is part of the SCAG allocation.*

Table 32

TOTAL UNITS DISPLACED BY INCOME (1997-1999)

Income Level	Very Low	Low	Moderate	Above Moderate	Total
Households Permanently Displaced – Elderly	0	2	1	0	3
Households Permanently Displaced - Non Elderly	0	15	1	1	17
Total Households Permanently Displaced	0	17	2	1	20

Source: Monrovia Redevelopment Agency

FUTURE RESIDENTIAL GROWTH AREAS

There are several areas in the City where future residential development is feasible. Most of these areas are small, infill lots or hillside parcels with limited development potential. The City has identified nearly 620 acres of vacant land that have potential for residential development. In addition there are 25 acres of vacant government land, and one acre of vacant commercial/institutional land. Table 33 summarizes the available vacant land in the City. Of 620 acres of infill sites zoned for residential use, the City estimates a development potential of approximately 184 units, primarily because the vast majority of these lots are in hillside areas. These are parcels ranging from less than one single-family lot to over 40 acres. Hillside residential areas typically do not have access to water, sewer, flood control, and road services prior to development. These services have to be extended. Due to topography and the low-density nature of development, providing necessary infrastructure to homes in hillside areas is costly, making it unlikely that such homes will be affordable to low- or moderate-income households. Once infrastructure has been provided, however, the City is able to provide municipal services, and does not anticipate service constraints to the development of homes in hillside locations.

The City has also identified about 26 acres of land that is currently zoned for non-residential uses that have potential for a range of residential development, from single-family to high density multifamily (see Table 35). An estimate of the dwelling unit potential on these sites would be highly speculative since a change in zoning designation would be required.

As Table 34 indicates, a substantial share of the City's low-income and moderate-income regional allocation has been satisfied through the end of 2000. The potential exists for additional low- and moderate-income units on vacant infill and mixed-use sites. The City will need to adopt targeted strategies to accommodate housing for very low-income and low-income households. Because these sites are located in developed areas with adequate infrastructure and services, the City does not anticipate development constraints on infill or mixed-use parcels. One or more of these non-residential sites may be needed to accommodate the difference between the number of very low-income units produced since 1998, remaining vacant land zoned for high density residential use, and the City's RHNA allocation of 76 very low-income dwelling units (see Table 34). Because these sites presently allow housing, the City does not anticipate a need for rezoning. An evaluation of these residential sites indicates that several could be considered for mixed-use projects or residential high-density development.

Table 33

MONROVIA VACANT LAND SUMMARY

Zone Type	Acres (approx.)	Number of Parcels	Development Potential (# of DUs)
Madison SP	285	9	52
Colverleaf SP	130	15	9
Cloverleaf SP (LWF)	174.7	3	48

Zone Type	Acres (approx.)	Number of Parcels	Development Potential (# of DUs)
Residential Foothill	27.93	30	31
Residential Low Density	0.4	3	3
Residential Medium Density	1.2	7	15
Residential High Density	1	1	26
Total	620.248	68	184

Source: City of Monrovia; 2000

Table 34

MONROVIA REGIONAL ALLOCATION IN RELATION TO RESIDENTIAL DEVELOPMENT POTENTIAL

Units	Very Low	Lower	Moderate	Upper	Total
Regional Allocation					
Number of Units	76	52	70	106	304
Percent of Units	25%	17%	23%	35%	100%
Residential Development Potential					
Number of Units	26	0	15	143	184
Percent of Units	14%	0%	8%	78%	100%
Dwelling Units Constructed/Under Construction between 1998 and 2000					
Number of Units	16	62	51	50	179
Units Remaining to Meet Allocation	60	0	19	57	135

Table 35

MONROVIA VACANT LAND DETAIL

Parcel Size (Acres)	Number of Vacant Sites	Total Acres	Parcel Size (Acres)	Number of Vacant Sites	Total Acres
Residential			**Non-residential**		
No acreage reported	85	--	No acreage reported	17	--
0-0.49	163	23.38	0-0.49	6	0.76
0.5-0.99	16	11.09	0.5-0.99	0	0
1-4.99	25	46.94	1-4.99	0	0
5-9.99	4	25.48	5-9.99	0	0
10+	16	704.47	10+	1	25
Total	**309**	**811.36**	**Total**	**24**	**25.76**

Source: City of Monrovia; MetroScan, 2000.

NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS AND CONSTRAINTS

With the exception of hillside land and scattered infill parcels, the City of Monrovia is nearly built-out. As such, there has not been a large market in recent years for development-ready single-family lots. Any land that could be annexed by the City would be in already developed or adjacent hillside areas. Most of the land is suitable for residential development only at very low densities (less than one dwelling unit per acre) because they are hillside properties. However, since most of the land suitable for annexation is already developed, annexation would not provide the City with the vacant land needed to create new housing units. The City's total RHNA allocation, and anticipated new housing need over through 2005, is anticipated to be relatively low (about 300 dwelling units). Over half of the City's RHNA allocation has been satisfied by housing units constructed during 1998, 1999, and 2000. Hillside sites, residential infill parcels, and nonresidential parcels with redevelopment or mixed-use potential should be sufficient to accommodate the anticipated housing need, therefore.

Even if environmental conditions in hillside areas permitted the City to designate vacant land for single-family densities of 6 units per acre or more, it is unlikely that builders would be interested in constructing lower-cost homes. Because of the strong local demand for higher-priced homes, even a small-lot single-family development would likely contain homes selling for $250,000 or more. An exception would be if a nonprofit or for-profit housing developer was interested in acquiring an infill site with financial assistance for an affordable housing development.

Developers contacted by the City who have constructed homes in the past several years have estimated that the cost of land for a small single-family development averages between $100,000 and $300,000 per lot in the Monrovia area. As there have been few recent residential land transactions in the area, it is difficult to estimate probable land values. There is currently one listing for a vacant residential property in Monrovia. The 1.3-acre property is listed at $310,000, or approximately $238,500 per acre, and is comprised of nine residential lots. The lack of for-sale land listings is indicative of the scarcity of non-hillside land within and adjacent to Monrovia.

Aside from the impact land costs have on housing affordability in the Monrovia housing market, the lack of large, relatively flat, development ready residential sites is the primary constraint affecting the City's ability to accommodate additional residential development. It also constrains the City's ability to provide affordable housing as hillside areas require additional engineering and other construction costs, which raise the per unit price of the dwelling. These higher hillside land costs make the development of affordable units nearly impossible, as the cost of land must be absorbed into the price of the dwelling. In addition, hillside areas require lower densities resulting in larger lot sizes per dwelling unit to maintain safety and character. This forces each lot to occupy larger areas, resulting in lower densities. Larger lot sizes, which would result on hillside areas, are also less affordable as the cost of the dwelling includes a larger property and therefore higher land costs per unit.

CONSTRUCTION COSTS

There has been only modest construction activity in Monrovia in past several years, so information on recent construction costs is spotty. As reported previously, local developers contacted during the preparation of the Housing Element estimated that typical material and labor costs are approximately $55 per square foot, depending on the housing type and quality of construction. In conjunction with land, land improvement, financing, marketing, and other expenses, the builder's cost of producing a housing unit in Monrovia ranges from $70,000 to $200,000 (about $70 to $100 per square foot). The cost for producing a custom home with upgrades or a single-family home on a custom hillside lot would be significantly greater ($120 to $150 per square foot). In addition, costs to extend utility lines and other infrastructure in hillside areas is greater than in flat areas central to the City due to the location of hillside properties on the edge of the City and the additional engineering requirements to meet installation safety requirements. The high cost of hillside lots makes it all but certain that only single-family homes affordable to above moderate-income households will be constructed on such sites.

The major components of housing costs are construction costs, labor costs, land costs and market financing. With the recent demand increase for housing, construction costs have increased. The single largest cost associated with building a new house is the cost of building materials, comprising between 40 to 50 percent of the sales price of a home. Materials and labor have a wide range of costs depending on the type of materials used for construction. Typically more expensive materials, both in basic cost and labor cost to install the material, are used for custom units, whereas less expensive and easy to handle materials are used for average tract units. Marketing costs are about 8 percent of the sales price. Therefore, the majority of costs are derived from materials and labor, which are compounded if the home is built on a hillside or utilizes high-grade materials.

Costs per dwelling unit for multifamily construction will be lower, primarily because multifamily dwelling units are typically smaller than single-family homes and land costs per dwelling unit are lower due to the higher density. Some of this cost difference may be offset in market-rate rental housing oriented to the "luxury" rental market. Such rental units often contain more expensive upgrades, materials, and common-area amenities.

Manufactured housing can substantially reduce housing construction costs per square foot. A typical manufactured home can cost 25 to 40 percent less for labor and materials than a site-built home, reducing the overall cost of a single-family home by ten to 20 percent.

None of the developers contacted reported any local constraints to the availability of materials or labor that would adversely affect the cost of construction. However, an important local factor affecting housing production costs is that most remaining residential lots are located in hillside areas that require special construction techniques oriented to sloped sites with potentially unstable soils. Foundations and footings have to be installed that provide a stable construction base, which are more expensive than on gently sloping or flat sites. Also, the "premium" nature of these sites, particularly view sites, means that mostly custom single-family homes will be constructed.

THE COST AND AVAILABILITY OF FINANCING

The City has not uncovered any local constraints to the availability of financing for home purchases or rehabilitation that differ significantly from the availability and cost of financing generally in California. Even in older neighborhoods of the City, there are no barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders). Some segments of the community—low-income households and others with poor credit ratings, for example—may face limitations on the types of lenders willing to make loans. These lenders typically charge substantially higher interest rates and offer less favorable loan terms.

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus dampening swings in home sales that accompany changes in interest rates.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership. Table 36 shows various monthly payment necessary to service mortgages at various interest rates. Currently financing is at 7 percent.

Lowering the interest rate would have a marginal affect on housing affordability in Monrovia. The real estate market in the City of Monrovia is rebounding from the depressed southern California housing market that lasted from the late 1990 through 1996. As such, the current "sellers" market has recovered about 80% to 90% of the peak selling price established in 1989 and 1990 in the area. The current market conditions show that any single-family house in Monrovia of 2,000-sq. ft. or more would have a base selling price of $150,000 or more depending on location. Table 37 shows the price per square foot of 31 recent re-sales in the City that were listed for under $250,000. These homes ranged in size from 1,006 sq. ft. to 1,901 sq. ft. Selling prices ranged from $94,000 to $250,000. The median selling price was $135,000. The average cost per square foot was about $140, which is higher than might be expected for homes of the quality, amenities, and age represented by the 31 re-sales listed in Table 37.

Table 36

MONTHLY PAYMENTS AND TOTAL INTEREST AT VARIOUS INTEREST RATES

	15-Year Loan			30-Year Loan		
Interest Rate	Payment per $10k	Total Interest Paid	% Difference Payment/Interest	Payment per $10k	Total Interest Paid	% Difference Payment/Interest
6%	$84.39	$5,189	---	$59.96	$11,583	---
7%	$89.88	$6,178	6.5%/19.0%	$66.53	$13,950	11.0%/20.4%
8%	$95.57	$7,202	6.3%/16.6%	$73.38	$16,415	10.3%17.7%
9%	$101.43	$8,256	6.1%/14.6%	$80.46	$18,966	9.6%/15.5%
10%	$107.46	$9,343	5.9%/13.2%	$87.76	$21,593	9.1%/13.9%

Table 37

EXISTING SINGLE-FAMILY HOME SALES (UNDER $250,000) – MONROVIA

Bedrooms	Price	Price/Sq Ft
2	$94,000	$88
2	$110,000	$109
2	$121,500	$118
2	$129,000	$123
3	$129,000	$125
2	$132,000	$128
2	$135,000	$116
2	$135,000	$109
2	$139,000	$124
3	$144,000	$116
2	$145,000	$129
3	$152,000	$131
2	$153,000	$98
3	$159,000	$158
3	$160,000	$129
2	$164,000	$146
3	$165,000	$148

Bedrooms	Price	Price/Sq Ft
2	$175,000	$149
3	$178,000	$170
3	$181,000	$166
3	$190,000	$132
2	$191,500	$183
3	$193,500	$126
2	$205,000	$151
4	$212,000	$112
3	$220,000	$137
3	$228,000	$172
4	$228,000	$136
2	$236,000	$200
2	$238,000	$193
3	$250,000	$220
Average	$170,725	$140

Source: LA Times Dataquick May, 2000

ENVIRONMENTAL HAZARDS

Other non-governmental constraints include environmental factors such as geological or flood hazards that cause land to be unsuitable for resident use. The City is prone to earthquakes and seismic related hazards such as landslide, liquefaction, and extreme ground shaking. Other geological hazards, such as erosion prone soils, also create potential constraints. The Hillside areas are located closer to the active fault lines that cross through Monrovia than the central flatlands. Much of the hillside area is zoned for residential use and already contains developments that have been properly engineered according to the specifications of each parcel. For example, Principal Three, Standard Two of the Monrovia Safety and Seismic Safety Element states that, "If through an EIR, or if detailed geologic investigation confirms existence of seismic hazards, the City has the option to require special earthquake resistance design features or use limitations as are appropriate to the specific case." As stated in the Monrovia Safety and Seismic Safety Element, constraints can be overcome through proper engineering and design that is reviewed and approved by the City; however this also results in added costs and increased prices due to the additional safety requirements and the cost of engineering studies.

Other hazards include wildfire and flooding, which are common in hillside areas where terrain and vegetation affect the flow or intensity of such hazards. Flood related mudslide, flash flooding, and wildfire are more common in the hillside areas, while flood inundation and dam inundation areas are concentrated downslope in the flat regions of the City. The foothills are more prone to wildfire hazard as the amount of brush and other dry vegetation is higher in comparison to the highly paved areas in the flat regions of the City. However, adequate care of the property surrounding a dwelling can reduce the risk of hazard.

There are two dams in Monrovia that could significantly impact the City if failure should occur. These dams are located in the foothills and would therefore inundate areas downslope of the dams. However, if such an event should occur, the entire City of Monrovia, as well as adjacent cities, would be flooded. While this poses a threat to all dwellings in the City, development of vacant parcels in the flat regions is still possible and can be accomplished in a manner that improves safety through proper design and the provision of adequate drainage.

Mudslides affect the hillside areas and occur when saturated soils are unable to stabilize and succumb to gravity. This is most common in areas where improper grading and vegetation removal has occurred, which can destabilize soils. This constraint can be overcome through proper construction management, dwelling design, and engineering to maintain slope stability. Also, the provision of adequate drainage also combats this constraint. The City has established regulations and standards to ensure safety from these environmental hazards. For example, The Monrovia Safety and Seismic Safety Element Flood Aversion Principle One Standard One states:

> "Graded slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate drainage. Planting shall be designed to blend with the surrounding terrain and development. Graded slopes in rock shall be provided with soil

pockets to contain landscaping where appropriate. Irrigation facilities shall be provided where necessary for proper establishment and maintenance of the planted areas."

In addition, there are a number of fire safety standards to ensure structures in fire prone areas are adequately equipped with sprinkler systems, fire retardant materials, and surrounding vegetation is maintained. Fore example, Fire Hazard Objective One, Standards Five and Six state:

> "New roofs shall be class "A" non-flammable materials (Standard Five). Flammable chaparral, excluding mature trees, on lot within 100 feet of a home, shall be cleared, maintained, and replaced with vegetation to minimize fire hazard."

Therefore, compliance with these objectives and standards, minimizes safety risk, and allows development in the hillside areas with proper approval, construction methods and materials, and maintenance.

While there are a number of environmental hazards in Monrovia, most of these hazards can be overcome through engineering, design, construction techniques, and maintenance. These factors represent a larger cost constraint for affordable housing than a siting constraint for new housing as hazards can be overcome through proper, yet expensive, engineering.

INFRASTRUCTURE

Infrastructure is critical to proper functioning of any dwelling. Since the City is reaching buildout, roads, water and sewer lines, communications lines, and power are all located within the City and can be extended to meet the needs of new developments. Infrastructure throughout the City is generally sufficient to accommodate anticipated development. Monrovia's maintenance program for streets requires new developments to bring streets, curbs, and sidewalks to code. New developments must also place utilities underground. The fees associated with development as discussed above help maintain infrastructure. The costs associated with extensions, whether they are through the City or through private service providers, are included in the cost of the dwelling. Therefore, vacant sites within already developed portions of the City can obtain utilities at less cost than those in the hillsides because it is easier to obtain a connection to one of the many nearby lines, whereas hillside areas must provide longer extensions with additional engineering costs due to terrain limitations. However, infrastructure is not a significant constraint to housing.

GOVERNMENTAL CONSTRAINTS

The City of Monrovia influences the cost and availability of housing through a number of development regulations and policies. Land use controls, site improvement requirements, building codes, development permit and impact fees, and other local programs intended to improve the overall quality of the community may constrain housing development. Among those with the greatest potential for affecting housing are the Zoning and Subdivision Codes. The City can also affect housing cost and availability through its development permit processes. The time required to obtain development approval, and the cost of such approval (permit and development impact fees) can substantially influence the amount and type of housing constructed in the City.

The Monrovia General Plan provides for residential use on 2,438 of the City's 8,614 acres. Densities of up to 5.8 units per acre are permitted in areas designated for Low Density Residential, 17.4 units per acre in Medium Density areas, and up to 54 units per acre in areas designated for High Density Residential.

Because most of the remaining vacant land to be developed in the City is located on environmentally constrained hillsides, none of the City's development regulations or policies related to these sites will substantially affect the City's ability to meet its RHNA allocation for moderate- and above moderate-income housing because:

1. There are more than sufficient sites to accommodate housing for moderate- and above moderate-income households.

2. Hillside properties (especially view properties) command premium prices and homebuilders are unlikely to consider these sites feasible for low-income housing.

The City can have a much greater impact on housing for very low- and low-income households in the following regulatory and policy areas:

1. the regulation of infill properties, particularly those over one-half acre on which affordable multifamily housing might be feasible;

2. allowances for second units on existing single-family properties;

3. encouragement of mixed use projects on non-residential lands in appropriate locations;

4. allowances for the conversion of non-residential spaces to residential use, such second story commercial space in the downtown area; and

5. permitting of alternative housing types for special needs groups, such as congregate care housing for seniors and individuals with disabilities.

Table 38 summarizes the City's zoning requirements for housing. The practical impact of these regulations in affecting the cost and availability of housing for low-income households is minor in comparison to non-governmental constraints discussed above, such as the cost of land, new construction, and hillside environmental constraints. Nevertheless this table describes the key development regulations and policies that potentially affect the City's ability to accommodate low-income housing. Where the City can have the most impact in affecting the cost and availability of very low- and low-income housing is through the application of zoning and other development regulations on small, infill sites and mixed-used sites in multifamily and commercial zones where small, high-density projects for lower-income households may be feasible in conjunction with financial assistance and/or other development incentives.

Three non-residential zones permit certain types of housing with a conditional use permit. Multi-family dwellings and senior citizen housing is permitted in the Neighborhood Commercial zone (NC) with a conditional use permit, whereas mobile homes are permitted in the Manufacturing Zone (M) with a conditional use permit. The Planned Development Zone (PD) permits affordable housing, group dwellings, guest homes, multi-family dwellings, second

dwelling/senior citizen dwellings, senior citizen housing, single-family dwellings, and two-family dwellings with a conditional use permit.

The impact of the City's zoning requirements, and the lack of large, relatively flat vacant parcels, can be partly offset by zoning policies that allow residences in non-residential zones. The potential for residential development in these zones can be further enhances by strategies that affirmatively encourage mixed residential-commercial developments. The City is currently drafting a live-work ordinance that would provide zoning incentives for creating live-work spaces, thus increasing the ability of the City to provide for future housing needs. The zoning incentives would allow for greater density, building design flexibility, and flexibility in meeting traditional parking requirements.

Second Units/Senior Citizen

The City permits second residential dwellings/senior units in all residential zones on parcels containing an existing single-family dwelling or on vacant parcels that will contain a single-family dwelling. At least one of the dwelling units must be occupied by the property owner. The second unit must comply with the residential building setbacks and floor area ratio standards of the zone in which the unit is located. Second unit floor areas must be at least 350 square feet, but no more than 50 percent of the square footage of the primary residence. Second units may not be constructed while the primary residence is under construction and are allowed only on lots with no more than one single-family home. Second units must be designed to be capable of reverting back to a single-family residence. Separate entrances must be concealed from the front of the property. An additional parking space is required for the second unit and occupancy is restricted to one or two senior or handicapped adults.

While the City's second unit ordinance allows for such dwellings in the RF, RE, RL, and PD zones with a conditional use permit, the minimum lot size and conditional use requirements could create disincentives for homeowners to apply for this alternative housing on smaller lots. The occupancy restriction for senior and handicapped individuals limits the use of this option as an affordable housing alternative for lower-income households.

Table 38

CITY OF MONROVIA – ZONING REQUIREMENTS

Zoning Designation	Density	Min. Lot Size	Max (FAR)	Max. Building Height [1]	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Multi-Family	Senior Housing	Guest House	Second Dwelling
RF	Up to 1 du/ac	15,000	N/A	30 ft.	25	5-15	20	No	No	Yes	CUP
RE	Up to 2 du/ac	20,000	26%	30 ft	25	5-15	20	No	No	Yes	CUP
RL	Up to 5.8 du/ac	7,500	40%	30 ft	25	5-15	20	No	No	Yes	CUP
RM5000	1 unit per 5,500 sq. ft. lot area	10,000	40%	45	25-35	5	20	CUP	CUP	No	No
RM4000	1 unit per 4,000 sq. ft. lot area	10,000	40%	45	25-35	5	20	CUP	CUP	No	No
RM3500/PUD	1 unit per 3,500 sq. ft. lot area	15,000	40%	45	25-35	5	20	CUP	CUP	No	No
RM3500	1 unit per 3,500 sq. ft. lot area	10,000	40%	45	25-35	5	20	CUP	CUP	No	No
RM 3000/PUD	1 unit per 3,000 sq. ft. lot area	15,000	40%	45	25-35	5	20	CUP	CUP	No	No
RM3000	1 unit per 3,000 sq. ft. lot area	10,000	40%	45	25-35	5	20	CUP	CUP	No	No
RM2500	1 unit per 2,500 sq. ft. lot area	10,000	40%	45	25-35	5	20	CUP	CUP	No	No
RM/RH	Lots <14,999 sq. ft. = 2 units for first 5,000 sq. ft. Additional unit for every 1,500 sq. ft. over 5,000 sq. ft. Lots >15,000 = 75% FAR	10,000 15,000	40% 75%	45	25-35	5	20	CUP	CUP	No	No
RH	75% FAR	15,000	75%	60	25-35	5	20	CUP	CUP	No	No
NC	--	15,000	--	--	10	10	5	CUP	CUP	No	No
PD	*	*	*	*	*	*	*	CUP	CUP	CUP	CUP

*As determined by the Land Use Element.

1. For RM and RH the height and width of buildings on a lot in the multiple residential development shall fall within the angled planes drawn from the horizontal plane, beginning at a line ten feet above finish ground level at the side property line of the development site. The degree of angle is indicated in the table above.

AFFORDABLE HOUSING OWNERSHIP INCENTIVE PROGRAM

To minimize potential constraints of its development regulations on affordable ownership housing, the City has adopted an affordable housing development program for developments in which at least 20 percent of the units are covenant restricted for a minimum of 30 years for low- and moderate-income occupancy. Affordable housing developments may be single-family dwellings or multi-family, but must be ownership housing.

The development standards established for RM 2500, RM/PUD, RM/RH, RH, NC, HCD, and PD zones apply to affordable housing with the following exceptions:

1: density may be increased to a 100 percent floor area ratio on 100 ft. x 100 ft. lots;

2. one bedroom units must be at least 650 square feet in size;

3. two and three bedroom units must be at least 850 square feet and 1,150 square feet in size respectively;

4. reduced setbacks are allowed upon approval by the Planning Commission;

5. attached units can be considered affordable housing units in the RM/PUD zone; and

6. parking standards may vary—in addition to the regular parking standards for residential dwellings, 20 percent of the affordable housing units shall have one garage space per unit, one parking space (garage optional) and an additional guest space for every four units. Units over 1,150 square feet must have one garage space and one and one half open parking spaces. If the Planning Commission determines that rail transit is adequately available, the number of necessary parking spaces may be reduced.

SENIOR CITIZEN HOUSING DEVELOPMENT STANDARDS

The City has adopted standards for the development of senior citizen housing. These regulations are applied through overlay zones in conjunction with other residential zones. Senior Citizen housing includes convalescent homes, nursing homes, rest homes, senior housing developments with individual units and a common dining area, or senior housing of independent living dwellings. With the exception of convalescent homes and congregate care facilities, senior housing must be located within a reasonable proximity to services such as grocery stores, drugstores, transit stops, beauty parlors or barber shops, banks, restaurants, and post offices. If the housing development is not located near these services, the project must provide a daily van or minibus free of charge to project residents.

Senior dwelling units are required to follow the following size and parking standards:

Congregate Care Senior Housing: Bachelor apartment = 350 square feet
One-bedroom apartment = 400 square feet
Two-bedroom apartment = 550 square feet
One non-enclosed parking space for every four beds

Individual Living Senior Housing:	One-bedroom = 450 square feet Two-bedroom = 600 square feet One parking space per unit and one guest space for every ten units. No guest parking is required if there are less than ten units. At least 75 percent of the spaces must be in carports or garages.
Convalescent Home:	Subject to state law One unenclosed parking space for every five beds

In addition to size standards, senior housing developments must have the following interior improvement requirements:

1. Bathrooms: Grab bars around the bathroom stools, and shower/tub area, and shower/tub must have lowered sides to ease the step over.

2. Doorknobs and Faucets: Easy operation doorknobs and faucets to assist persons with disabilities or arthritis.

3. Laundry Facilities: At least one washer and dryer per every nine units, no less than two washers and dryers per project.

4. Storage: One external storage space per unit.

5. Stairs: Double banisters on all stairways.

The City's senior housing regulations can serve as an incentive to permit higher density, more affordable housing for seniors in the RM, RM/RH, RH, HC-D, NC, and PD zones with a conditional use permit.

PARKING REQUIREMENTS

Monrovia has established minimum parking requirements as follows:

1. Single-family residences and duplexes: Two garage spaces per unit (if access is from a hillside street, three garage spaces must be provided);

2. Apartments, townhomes, condominiums, and similar housing types: Two garage spaces per unit in complexes of one to five units, and in complexes of six or more units, two garage space and one half guest space must be provided per unit. In addition, in Planned Unit Developments of 25 units or more, or large units greater than 2,000 square feet with four bedrooms, additional parking is required. One open parking space adjacent to the unit must be provided, or a three car garage in lieu of a two car garage must be provided, or a driveway of at least 18 feet must be provided;

3. Convalescent, nursing homes, sanitariums, or homes for the aged: One space per four beds;

4. Senior citizen housing: One space per unit and one guest space per every ten units, with a minimum of 75% of the spaces in carports or garages; and

5. Mobilehomes: Two spaces per lot, plus one space within the park for every ten units for guest parking.

The City's parking requirements are typical for most suburban communities, although the amount of resident parking required for multifamily housing may be somewhat higher. The City's parking requirements could make it difficult to accommodate affordable housing on infill sites, however, due to the requirement for two covered resident spaces per dwelling unit regardless of the number of bedrooms. The precise impact on the number of units and affordability will depend on project location, whether the project is for seniors only, and the unit mix (studios, one-bedrooms, two-bedrooms, etc.). Under the City's affordable housing program, parking standards for multifamily ownership housing could be reduced if project location and characteristics warrant such a reduction. No such reduction is provided for affordable rental housing.

HILLSIDE DEVELOPMENT

Due to the abundance of active faults in the area including the Raymond Hill, Sierra Madre, San Andreas, and Duarte faults, the foothill and hillside areas of the City are geologically hazardous and require special development standards for residential developments in the RF zone, which include: The development densities can be found in the zoning table above under the RF - Residential Foothill zone.

1. Hillside properties must conserve the natural topographic features and appearances through land sculpturing to blend slopes with the structure and natural topography.

2. Grading must be limited to protect natural vegetation and slope stability.

3. Streets must harmonize with the natural terrain.

4. To the extent feasible, view corridors and scenic vistas should be preserved and a visual impact analysis is required.

5. To the extent feasible, mature trees, particularly coastal live oak shall be preserved or relocated.

6. Cantilevered construction, overhang, exposed structures, and stem wall construction are not permitted.

7. Building colors should blend with the natural colors of the surrounding hillsides.

8. A landscape plan is required to indicate the type and extent of vegetation within the development. The landscape plan must also include the type and extent of stabilization material to be used.

9. Finally, a visual impact study must be prepared for developments proposed for sensitive areas, which are areas at higher elevations or visually exposed to the City at-large.

10. Areas in the Hillside Specific Plans (Madison, Cloverleaf, and Norumbega) have even more stringent requirements.

Hillside development standards constrain the development of affordable housing in that only low-density single-family homes can be constructed and site preparation requirements are more costly than in non-hillside areas. The imposition of special development standards in the hillside area are standards imposed for the health and safety of the residents. Even if these standards did not exist, it is unlikely that affordable housing would be constructed in hillside areas due to the high value of hillside view properties for residential building sites, site preparation requirements that are customary industry practice even without government regulation, and builder/buyer preferences for housing oriented to upper-income buyers.

Availability of Public Facilities and Services for New Development

There are no public facility or service constraints that would prevent the immediate development of remaining vacant land, infill sites, or the redevelopment of properties within the City. New utility extensions would be needed in each undeveloped lot, but this can be achieved through simple extensions from existing main lines or routes. The cost of these extensions is absorbed in the price of the dwelling unit. Although some areas are not currently equipped with utilities, the extension of such utilities does not present a major constraint to housing. The City's maintenance program for streets requires new residential development to bring roads, curbs, and sidewalks up to current code. New developments must place utilities underground if utilities are on site.

Permit Submittal Requirements

The City requires the following information to process development requests:

1. Parcel or lot dimensions, lot coverage;

2. Zoning designation and current use;

3. Site Plan: Location of buildings, signs, trees, fences and walls, paved areas, utility services, setbacks, building dimensions, lot size, front setback of adjacent homes, location of power pole serving site, surrounding uses, boundaries, streets, alleys, overhead utilities, guest parking spaces, etc.;

4. Parking Plan: Location, number of spaces, dimensions of parking area and loading facilities, internal circulation pattern, compact and handicapped spaces, points of ingress and egress, internal circulation;

5. Unit Mix Table (for multi-residential projects): Unit mix, including unit type, number of type of units, number of bedrooms, square footage, and private recreation space;

6. Elevations: Fully dimensional view of all exposed sides of the structure, fence, or wall, fully specifying roof and wall materials, color, texture, surface details, sign placement, etc., show bulk angles for two-story dwellings, land contours and general slope;

7. Floor Plan: Fully dimensional floor plans of all spaces, labeling each room and square footage, and a roof plan showing slope and drainage;

8. Property ownership list and tenant list to notify surrounding properties of the proposed project.

9. Public improvements; street dedications and improvements; public utilities installations including poles, transformers, vaults and meters; design and location;

10. Signs: Location, size, color, design and materials;

11. Lighting: Location and general nature;

12. Trash: Location, size, and type of trash enclosures; and

13. Drainage pattern and structures.

These submittal requirements are considered the minimum information needed to ensure that development proposals meet local zoning and building requirements. They are not considered to unreasonably impact development cost.

Development Plan Review Process

The City has established an interdepartmental Development Review Committee (DRC) for new development (both single-family and multifamily). The Committee makes findings on minor conditional use permits and minor exceptions within 20 days of the public hearing, unless further investigation is warranted. This committee was established to streamline the permit process. In reviewing development plans the Committee considers the following criteria:

1. Adequate size, shape, and topography for the proposed use.

2. Sufficient access to streets and highways, adequate width and pavement type for the traffic generated by the project.

3. Compatibility with the general plan, applicable specific plans.

4. Compliance with applicable provisions of the zoning ordinance, except for approved variances.

5. The location and operating conditions are not detrimental to the public health, safety, or welfare and is not materially injurious to properties or improvements in the vicinity.

The Committee is able to establish conditions of approval as it deems necessary to best protect the interests of the surrounding property or neighborhood, and the intent of the general plan. The DRC process provides for better-coordinated, concurrent, and expedited review of development

proposals. The process also provides for more rapid trouble-shooting of potential problems that could delay development review due to the interdepartmental nature of the process. For these reasons, the City considers the DRC process as a benefit, and not a constraint, to housing.

PERMIT AND DEVELOPMENT IMPACT FEES

Monrovia charges a number of permit and development impact fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have a substantial impact on the cost of housing, particularly affordable housing. Table 39 summarizes the various permit fees charged by the City. Table 40 summarizes development impact fees.

Normally, permit fees would have a minimal impact on housing cost because most of the fees are flat rate charges, not per unit charges, and can be spread over the entire development. For a modest-sized development proposal, permit fees would typically amount to a few hundred dollars per dwelling unit. Permit fees could have a more substantial impact on small, infill projects that would be typical of most remaining vacant outside the City's hillside areas. On these small lots, the cost per unit of permit fees could exceed $1,000 per dwelling unit, more than one percent of the total per unit cost for an affordable housing project.

Development impact fees have much larger effect than permit fees on the final cost of a home. Such fees include water and sewer impact and hook-up costs, traffic impact fees, and similar charges. Based on the schedule of fees shown in Tables 39 and 40, these fees can range from $4,500 for a typical single-family home and from $4,355 for a typical multifamily dwelling unit. These costs represent approximately 2% of the total cost of a typical single-family dwelling and approximately 5% of the total cost of a multifamily dwelling.

The City conducts a review of its fees on an annual basis to compare the cost impact on housing relative to fees in neighboring communities and in relation to the cost of providing infrastructure or services for which the fees are charged. Monrovia will waive or defer fees for low-income housing developments on a case-by-case basis, or use redevelopment housing set-aside funds if the City determines that the waiver or deferral is necessary to maintain the affordability of housing to low-income households.

Table 39

SUMMARY OF MONROVIA PERMIT FEES

Development Review Committee	Single-family (addition) Single-family (new) Commercial/industrial/multi-family Temporary use (excludes non-profits) Sign (new) Sign (face changes) Temporary Banner Sign Miscellaneous City Initiated	$100 $110 $200 $65 $95 $90 $9 $95 No Fee
Minor Exception	$230	
Minor Lot Split	$515	
Minor Conditional Use Permit (CUP)	$310	
Major Variance	$600	
Major Conditional Use Permit (CUP)	$700	(to amend = $350)
Tentative Parcel Map	$1,150	(to amend = $575)
Vesting Tentative Parcel Map	$1,150	(to amend = $575)
Tentative Tract Map	$1,150 + $100 per lot (to amend = $333 + $37/lot)	
Vesting Tentative Tract Map	$1,000 + $85 per lot (to amend = $575 + $100/lot)	
Zone Change/General Plan Amendment	$775	
Cumulative Fee Collection (for above categories)	All multiple request applications = 100% main request + 50% all additional requests	
Public Hearing Publication Fee (for above categories)	Planning Commission Planning Commission & City Council	$150 $300
Environmental Review (not subject to cumulative fee collection)	Negative Declaration Environmental Impact Report	$250 cost + 15%
Mitigation Monitoring	Hourly rate applied against $1,000 deposit	
Certificate of Compliance	$355	
Time Extension	$155	
Zoning Research Letter	$40	
Change of Address	$120	
Property Ownership List Preparation	$150	
Appeal to Planning Commission	Single-family Minor CUP All Others	$125 $247 $400
Appeal to City Council	Single-family All Others	$100 $264
Computerization Cost Recovery	$3 per application for all applications	
Historic Preservation Cost Recovery	$2 per application for all applications	

Table 40

CITY OF MONROVIA DEVELOPMENT FEES

Fee	Amount
School Facility Fee	$1.84 per square foot
Historic Preservation Recovery Cost	$2.00
Dwelling Unit Tax	$125 per bedroom
State Seismic Fee (SMIP)	$10 per value/1,000 Minimum $0.50
Waste Impact Fee	$10 + $0.45 per value (Max. $500 per permit)
Sanitation Fund	$100 per unit
Sewer Deficiency Fund	Varies - Average of $550 per unit
Water Connection Fee	Lot Fees depend on area: Area I = $1,900 Area II = $1,520 Area III = $760 Area IV = $380

DEVELOPMENT APPROVAL TIMELINES

The City of Monrovia meets state-required timelines for the approval of development permits, as shown below. The time required for development approval is not generally a constraint or substantial cost to housing developers as Monrovia processes applications within 30 days of submission. An affordable housing project could be adversely affected by an overly lengthy review process, however, if the time required to obtain approval affects the proponent's ability to access funding for the project (particularly governmental grants). In such cases, expedited permit review could provide an additional level of certainty that the amount of time require for project approval will not adversely affect the developer's ability to access funding.

Average processing time for residential projects varies depending on project complexity. Single-family residential projects must be reviewed by the Development Review Committee, which meets every week. If approved, the project must go through the plan check process, which takes up to four weeks. Multi-family projects of three or more units must be reviewed at a public hearing. The process, from preliminary review to plan check, including public hearings, may take up to 10 weeks.

Table 41

SUMMARY OF DEVELOPMENT APPROVAL TIMELINES

Item	State Maximum
General Plan Amendment	N/A
Environmental Documentation	
Additional Data Needed - Notice to Applicant	30 days
Determination of Negative Declaration or EIR Requirement	30 days - 21159.3 of pub res. Code
Completion of Negative Declaration	180 days - 21151.5 pub res. Code
Certification of Final EIR	1 year - 21151.5 pub res. Code
Variances, Use Permits, Site Plans, Grading Permits	
Additional Data Needed - Notice to Applicant	30 days
Final Action on Project	90-180days for an EIR or 60 days for a Negative Declaration

OTHER CITY REQUIREMENTS (SUBDIVISION, GRADING, ETC.)

No other specific impediments to the cost and availability of housing have been identified based on a review of subdivision and other development regulations. Much of the vacant land is located in the Cloverleaf and Madison Specific Plan Areas. Approximately 590 acres are vacant in these areas, which are able to support approximately 109 above moderate-income housing units. This is more than adequate to meet the needs of the RHNA allocation for upper income housing. Therefore, the standards and regulations governing the specific plans, do not constrain the City's ability to meet the RHNA allocation for upper income housing.

The City's Building Code follows the standards established in the Uniform Building Code. Many of these standards are also enforced through General Plan Element policies and basic safety standards. Building Code standards do not constrain the placement of affordable housing in portions of the City where the land is flat. However, the standards are more restrictive in the hillside areas, requiring more safety studies and safety materials to combat the environmental hazards present in the hillside areas. Therefore, additional costs are associated with meeting these requirements, making placement of affordable housing in these areas unlikely. However, these standards are necessary to ensure the health and safety of those residing in the dwelling and should not be weakened in order to site high-density housing in a hazardous area. Enforcement of the Building Code does not constrain housing.

ENERGY CONSERVATION OPPORTUNITIES

There are many opportunities for conserving energy in new and existing homes. Construction of energy efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel

and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations.

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest days of collective settlement. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:

    - location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
    - use of "thermal mass," earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
    - "burying" part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;
    - use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
    - location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes); and
    - use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.

2 Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:

    - north-south orientation of the long axis of a dwelling;
    - minimizing the southern and western exposure of exterior surfaces; and
    - location of dwellings to take advantage of natural air circulation and evening breezes.

3 Use of landscaping features to moderate interior temperatures. Such techniques include:

    - use of deciduous shade trees and other plants to protect the home;
    - use of natural or artificial flowing water; and
    - use of trees and hedges as windbreaks.

In addition to natural techniques that have been used for millennia, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:

- use of solar energy to heat water;
- use of solar panels and other devices to generate electricity;
- window glazing to repel summer heat and trap winter warmth;
- weather-stripping and other insulation to reduce heat gain and loss; and
- use of energy efficient home appliances.

STATE BUILDING CODE STANDARDS

The Warren-Alquist State Energy Resources Conservation and Development Act (Public Resources Code 25000 et seq.) created the California Energy Commission was created in 1974. Among the requirements of the new law was a directive for the Commission to adopt energy conservation standards for new construction. The first residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised and refined since that time.

Residential site design and construction techniques that can reduce the amount of energy used for space cooling would significantly reduce overall energy demand. As discussed above, a number of traditional and modern techniques can decrease energy used for space cooling, including:

- the orientation of buildings and windows with respect to the path of the sun;
- landscaping to shade an insulate buildings;
- insulation in walls and ceilings;
- thermal mass to absorb solar energy during the day and release it at night; and
- window treatments to reduce solar gain during the day.

The city's abundant sunshine provides an opportunity to use solar energy techniques to generate electricity, heat water, and provide space heating during colder months, as well. Natural space heating can be substantially increased through the proper location of windows and thermal mass.

CITY ENERGY CONSERVATION POLICIES

Although there are no specific energy provisions in the zoning code or other local development regulations, the housing element seeks to encourage the use of energy conservation devices and building/landscape design to make use of the natural climate (policy 1.7 of the Housing Element). In addition to the required compliance with Title 24, as discussed above, the City established goals to encourage energy conservation through the use of design standards and alternative energy sources. No other General Plan Elements contain provisions for energy conservation.

One technique is the use of glazing on south facing exterior walls to allow winter sun to warm the structure. The City recommends the avoidance of glass on west walls to prevent afternoon sun from overheating the structure.

Landscaping can also conserve energy by reducing the amount of sunlight on the structure, particularly near windows. The use of deciduous trees in particular can reduce heat levels in summer while allowing more sunlight in the winter. Similarly, building design can reduce heating and cooling costs through building direction and the use of overhangs. The City also

encourages the use of attic ventilation systems for housing structures and solar heating systems for pools.

Energy efficient appliances, such as low flow showerheads, can reduce the level of natural gas used for water heating. The City also encourages proper maintenance and the use of energy efficient models of large appliances such as refrigerators, stoves, dryers, and others. Energy efficient light fixtures and light bulbs, which save electricity and last longer than average light bulbs are also encouraged.

The City recognizes the need for proper load management to ensure that power plants do not become overloaded during peak hours. To reduce this risk, residents are encouraged to turn off unnecessary appliances during peak load hours to reduce the need for new power plants and energy overload.

Southern California Edison provides customer assistance programs to assist low-income, senior, handicapped, and non-English speaking customers seeking to reduce energy cost and consumption. Finally, the Foothill Area Community Services and East San Gabriel Valley Consortium are non-profit organizations providing free energy conservation repairs and insulation for homeowners and tenants unable to afford such repairs.

City of Monrovia General Plan

Safety Element

Adopted
June 12, 2002
Resolution No. 2002-40

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I. Introduction

This Safety Element updates and combines the 1983 "Safety Element" and "Seismic Safety Element" of the City of Monrovia's General Plan. Unlike the previous document that combined these two required elements into a single volume into a single element, this document reflects the 1984 State Planning law amendment deleting the requirement for two separate elements and instead only requires a single Safety Element to discuss all issues related to public safety.

This document identifies and evaluates natural hazards associated with seismic activity, landslides, flooding and fire within the City of Monrovia. The document provides the goals for each of the relevant City departments to provide responsible planning resulting in reduction of loss of life, injuries, damage to property and other losses associated with such disasters, and to act as a guide to prepare for possible natural or man-caused disasters.

As such, the Safety Element is to serve as a policy document of the City Council and as a reference for the Planning Commission and City staff in making decisions on public and private development. The element identifies potential hazards associated with seismic, flood, landslide, and fire issues, and provides the relevant objectives, principles, and standards to deal effectively with each.

Preparation of the Safety Element was conducted for the City's Planning Division with consultation of the City of Monrovia's departments of Community Development, Community Services, Public Works, Police, and Fire. Further consultation was conducted with the California State Department of Mines and Geology regarding seismic areas and activity, and the Los Angeles County's Department of Public Works and Department of Regional Planning to identify flood inundation areas and relevant regional coordination associated with public safety.

II. Seismic Activity

1. Background

1. Geologic Setting

The City of Monrovia is located in the northern San Gabriel Valley at the southern face of the San Gabriel Mountains. During the past two decades most single family development in the City has resulted in new development being located in the geologically hazardous terrain of the foothills at the northern edge of the valley.

The San Gabriel Mountains to the north of the City, as opposed to the valley basin, consists of relatively hard, igneous, and metamorphic rocks, which support the steep slopes and major canyons. The less steep San Rafael Hills, to the northwest of the City, are composed of the same substance. It is this difference in terrain of the valley basin and surrounding hills suggesting the past uplift along the front of the San Gabriel Mountains.

The western San Gabriel Valley is underlain by Holocene and Pleistocene alluvium up to 5,000 to 6,000 feet in thickness. The valley floor, south of the Raymond Hill fault, is underlain by tertiary rocks. North of the same fault the valley floor is underlain by granite and metamorphic rocks comparable to those in the hills to the west and north.

2. The Alquist-Priolo Earthquake Fault Zone Act

The Alquist-Priolo Earthquake Fault Zone Act was passed in 1972 by the State of California to mitigate the hazard of surface faulting to structures for human occupancy. This state law was a direct result of the 1971 San Fernando Earthquake, which resulted in extensive surface fault ruptures that damaged numerous homes, commercial buildings, and other structures.

The Act's main purpose is to prevent the construction of buildings used for human occupancy of the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards, such as ground shaking or liquefaction.

The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and issue appropriate maps. These maps are distributed to all affected cities, counties, and state agencies for their use in planning and controlling new or renewed construction. Local agencies must regulate most development projects within the zones. Projects include all land divisions and most structures for human occupancy. Single family wood-frame and steel-frame dwellings up to two stories not part of a development of four units or more are exempt. However, local agencies can be more restrictive than the state law requires.

Before a project can be permitted, cities and counties must require a geologic investigation to demonstrate the proposed buildings will not be constructed across active faults. An evaluation and written report of a specific site must be prepared by a registered geologist. If an active fault is found, a structure for human occupancy cannot be placed over the trace fault and must be set back from the fault (generally 50 feet).[1]

Major Faults

1. The Alquist-Priolo Earthquake Fault Zone Act, Department of Conservation, State of California, Division of Mines and Geology, 1972

The most prominent faults (see Table 1) in close proximity to the City of Monrovia are the Sierra Madre Fault Zone (includes the Duarte Fault), the San Andreas Fault, and the Raymond Hill fault. The former is located in the San Gabriel Mountains, while the Raymond Hill Fault is situated in the foothills in the northern portion of the City of Monrovia. The San Andreas Fault, which is located twenty miles to the north of the City, is also important as a major source of shaking at the base.

Table 1: Earthquake Design Magnitudes

Use Category	Approximate Recurrence Interval (Years)	San Andreas Fault	Sierra Madre Fault	Raymond Hill Fault
Limited Occupancy (warehouses, automated manufacturing, facilities, etc.)	50-100	8.50	-	5.0
Normal Occupancy (residences, normally occupied factories, etc.)	100-200	8.5	6.5	5.6
Critical Facilities (hospitals, fire and police stations, schools, critical utilities, etc.)	300-800	8.5	7.5	6.5

Source: Safety and Seismic Safety Element, General Plan, City of Monrovia, 1983.

Sierra Madre Fault Zone

Fault Name:	SIERRA MADRE FAULT ZONE
Type Of Faulting:	Reverse
Length:	The zone is about 34 miles long; total length of main fault segments is about 46.5 mile, with each segment measuring roughly 9.3 miles long
Affected Communities:	Monrovia, Sunland, Altadena, Sierra Madre, Duarte, and Glendora
Most Recent Surface Rupture:	Holocene
Slip Rate:	between 0.36 and 4 mm/yr.
Interval Between Surface Ruptures:	Several thousand years
Probable Magnitudes:	M_W 6.0 - 7.0 (?)
Other Notes :	This fault zone dips to the north.

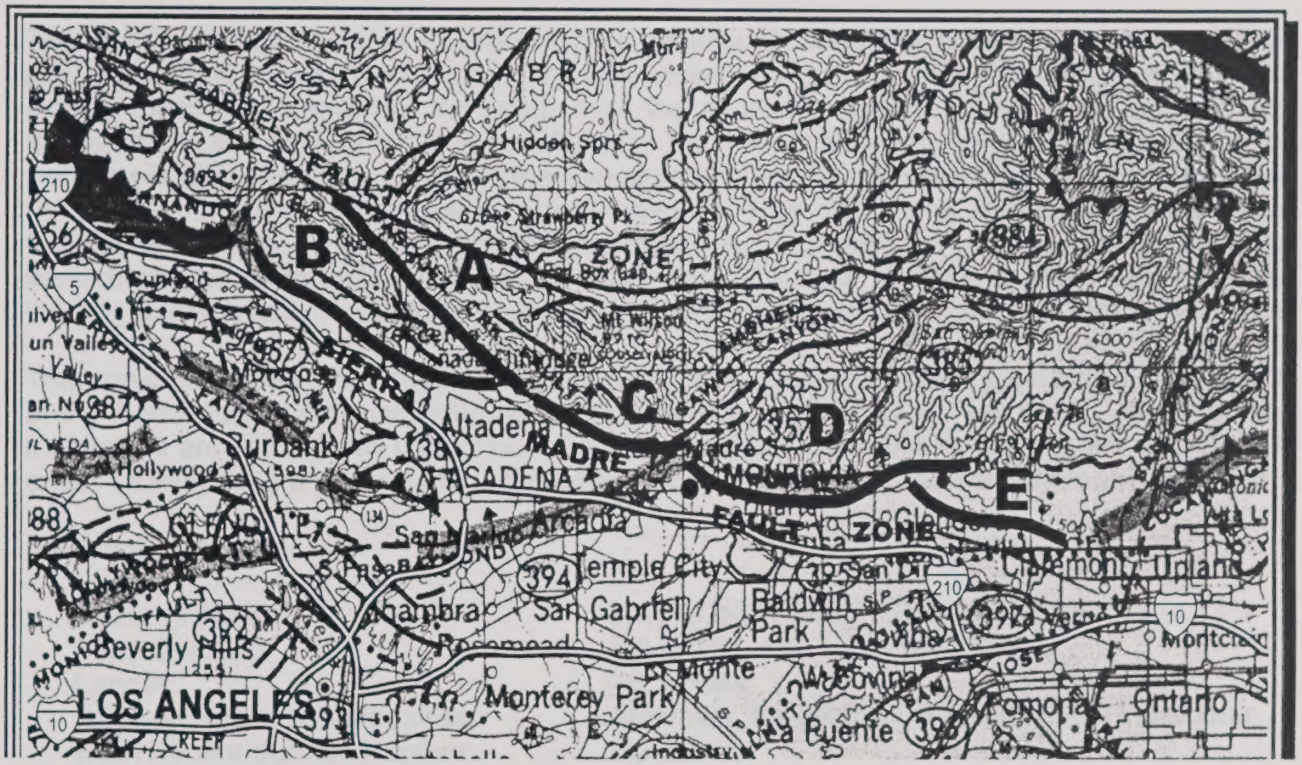
The Sierra Madre fault zone is often divided into five main segments to more easily characterize this fairly complex system. Figure 1 shows the five segments (A to E) of the zone.

These five divisions, while simpler than the entire fault zone, should not be thought of as individual faults, however -- some of these segments are themselves complex systems of parallel and branching faults. It has been suggested that differing fault geometry in this zone keep each lettered segment separate during rupture events -- thus, neighboring segments should not rupture simultaneously. Others, however, suggest that the fault zone may rupture both in single-segment and multiple-segment breaks. The most recent surface ruptures are seen on the B and D

segments. The least active segment, at least in surficial appearance, is the A segment, also known as the Vasquez Creek fault, which runs between the San Gabriel fault and the intersection of the B and C segments of the Sierra Madre fault zone. At the junction of the C and D segments, the Clamshell - Sawpit Canyon fault splays off from the fault zone, toward the northeast. One of the strands that makes up segment D is known as the Duarte fault, because of its location near that community. Segment E represents the easternmost part of this fault zone, and at its eastern end, it meets up with several other faults in a complex zone northwest of the town of Upland, near the epicenter of the 1990 Upland earthquake.

Figure 1: Sierra Madre Fault Zone

Source:http://www.scecdc.scec.org/madre.html5/25/2000



San Andreas Fault

While rupture on the Sierra Madre fault zone (theoretically) could be limited to one segment at a time, it has recently been suggested that a large event on the San Andreas fault to the north (like that of 1857) could cause simultaneous rupture on reverse faults south of the San Gabriel Mountains -- the Sierra Madre fault zone being a prime example of such. Whether this could rupture multiple Sierra Madre fault zone segments simultaneously is unknown.[2]

Fault Name: SAN ANDREAS FAULT ZONE

2 Sierra Madre Fault Zone, http://www.scec.org/madre.html; May 25, 2000

Type Of Fault:	right-lateral strike-slip
Length:	764 miles (340 miles south from Parkfield; 414 miles northward
Affected Communities:	Parkfield, Frazier Park, Palmdale, Wrightwood, San Bernardino, Banning, and Indio.
Last Major Rupture:	January 9, 1857 (Mojave segment) April 18, 1906 (Northern segment)
Slip Rate:	about 20 to 35 mm per year
Interval Between Major Ruptures:	average of about 140 years on the Mojave segment; recurrence interval varies greatly -- from under 20 years (at Parkfield only) to over 300 years
Probable Magnitudes:	M_W 6.8 - 8.0

San Andreas Fault Zone -- San Gorgonio Pass Area

The San Gorgonio Pass area is fairly complex, geologically speaking. Here the San Andreas fault interacts with other faults (most notably the San Jacinto fault zone and the Pinto Mountain fault) and thereby becomes somewhat fractured, over the distance extending from just north of San Bernardino to just north of Indio, some 70 miles. Because this deformation has been going on for well over a million years, ancient and inactive strands of the San Andreas fault can be found here. Other faults in this area have been "reawakened" recently after being dormant for hundreds of thousands of years. There is even evidence to suggest that there is no active, continuous main trace of the San Andreas fault going all the way through the pass, not even at depth -- implying that the San Andreas fault may currently be in the process of creating a new fault path through this area!

This could also mean that a single, continuous rupture from Cajon Pass to the Salton Sea (a stretch of the San Andreas that has not ruptured in historical times) is unlikely to occur. Fault rupture mechanics are still not well understood, however, and the discontinuity could prove to have little effect on tempering a major earthquake on this southern stretch of the San Andreas Fault zone

Raymond Hill Fault Zone

Name of Fault:	RAYMOND FAULT (RAYMOND HILL FAULT)
Type Of Fault:	left-lateral; only minor reverse slip
Length:	16.5 miles
Affected Nearby Communities:	Monrovia, San Marino, Arcadia, South Pasadena
Most Recent Surface Rupture:	Holocene
Slip Rate:	between 0.10 and 0.22 mm/yr
Interval Between Major Ruptures :	roughly 4,500 years
Probable Magnitudes:	M_W 6.0 - 7.0

This fault dips at about 75 degrees to the north. There is evidence that at least eight surface-rupturing events have occurred along this fault in the last 36,000 years.

The exact nature of the slip along the Raymond Hill fault has been a subject of debate for quite some time. The fault produces a very obvious south-facing scarp along much of its length, and this has made many favor reverse-slip as the predominant sense of fault motion. However, there are also places along this scarp where left-lateral stream offsets of several hundred meters can be seen.

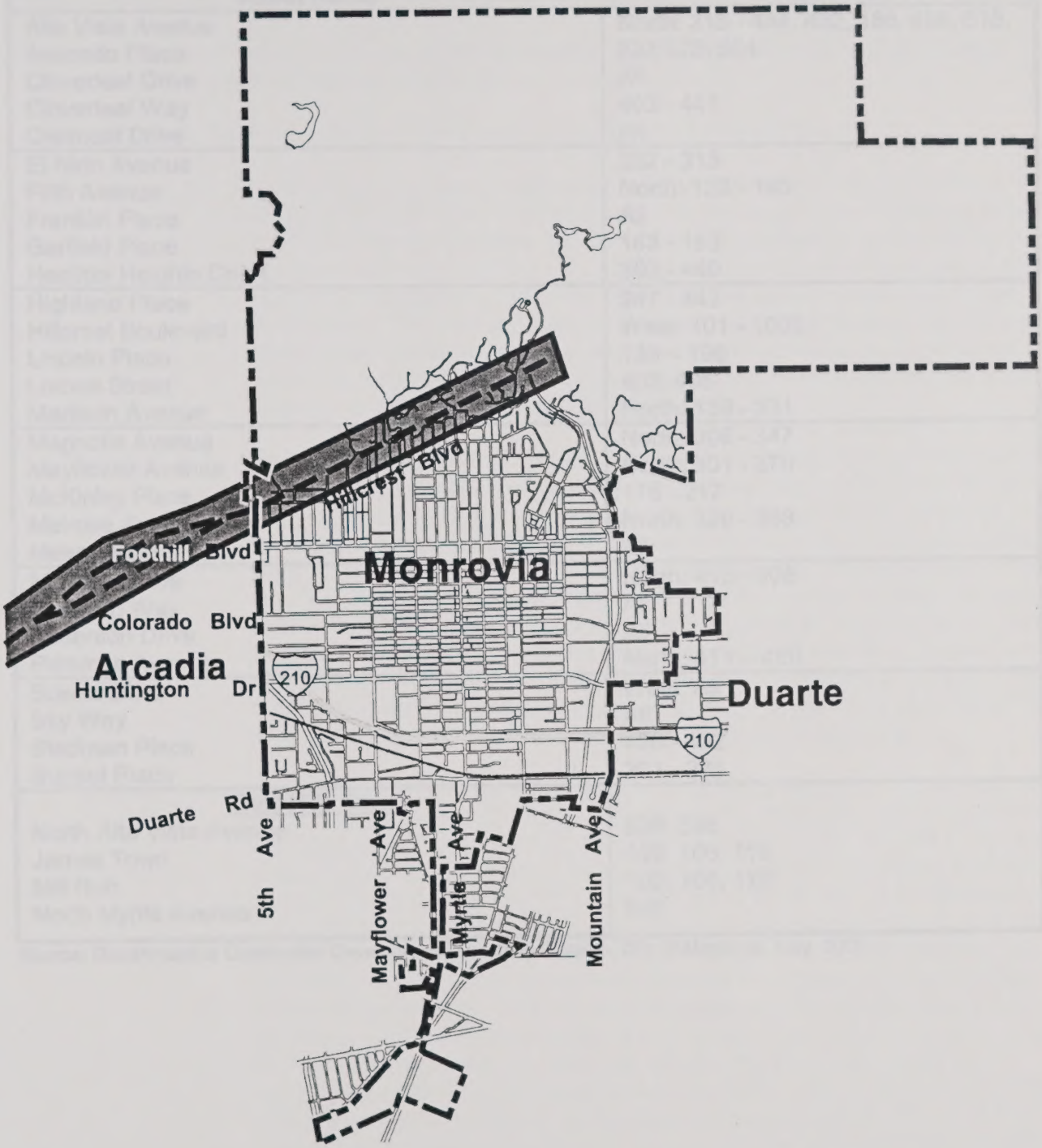
The matter will not be conclusively resolved until the Raymond fault ruptures at the surface, but some new light was shed on the debate in late 1988, when the Pasadena Earthquake occurred.

Apparently located on the Raymond fault, the motion of this quake was predominantly left-lateral, with a reverse component only about 1/15th the size of the lateral component. Curiously enough, this corresponds very well with a scarp height of about 30 meters (reverse slip) versus a left-lateral stream offset of about 400 meters (lateral slip), which are found along the scarp of the Raymond fault south of Pasadena.

If the Raymond fault is indeed primarily a left-lateral fault, it could be responsible for transferring slip southward from the Sierra Madre fault zone to other fault systems.[3] (See Figure 2 for specific areas affected by the Raymond Hill Fault in the City of Monrovia.) All of the area affected by the Raymond Hill Fault are all zoned R-L (Residential Low Density), R-E (Residential Estate), and R-F (Residential Foothill) and the area is predominantly developed. Table 2 identifies the streets and properties within the City of Monrovia that are in Raymond Hill Fault as defined by the Alquist-Priolo Fault Hazard Zone.

3. http://www.scecdc.scec.org/raymond.html; May 25,2000.

Figure 2: Raymond Hill Fault Zone



Source: Mt. Wilson Quadrangle – Special Studies Zones, January 1st,1977, Division of Mines and Geology

Table 2:

Properties Within the Alquist-Priolo Fault Hazard Zone

Street Name	Properties
Alta Vista Avenue	North: 315 - 444, 482, 486, 498, 518,
Avocado Place	524 528, 534
Cloverleaf Drive	All
Cloverleaf Way	403 - 441
Crescent Drive	All
El Nido Avenue	232 - 315
Fifth Avenue	North: 123 - 190
Franklin Place	All
Garfield Place	163 - 183
Heather Heights Court	303 - 449
Highland Place	247 - 442
Hillcrest Boulevard	West: 101 - 1003
Lincoln Place	139 – 196
Lotone Street	402, 408
Madison Avenue	North: 139 - 331
Magnolia Avenue	North: 306 - 347
Mayflower Avenue	North: 301 - 370
McKinley Place	176 - 217
Melrose Avenue	North: 329 - 368
Mesa Circle	All
Myrtle Avenue	North: 415 - 505
Patrician Way	All
Patterson Drive	All
Primrose Avenue	North: 411 – 460
Scenic Drive	West: All
Sky Way	All
Stedman Place	406 - 462
Sunset Place	201 - 221
Gold Hills Tract	
North Alta Vista Avenue	536, 538
James Town	102, 106, 110
Mill Run	102, 106, 110
North Myrtle Avenue	508

Source: Department of Community Development, Planning Division, City of Monrovia. May, 2000.

B. Goals, Objectives and Policies - Seismic Activity

The following objectives and standards were developed to protect citizens and property from seismic hazards while taking existing and future development into consideration.

Goal 1: Reduce to a minimum the loss of life, disruption of goods and services and destruction of property associated with an earthquake

Objective 1.1: Take potential fault areas into account in the General Plan.

Policy 1.1.1 No structures for human occupancy are permitted on or across the trace of the Raymond Hill Fault. Prior to approval of development of properties within the Alquist-Priolo Geologic Studies Zone, as delineated by the California Division of Mines and Geology, an applicant shall submit a report of the geologic investigation of potential faults that may affect structures proposed at the site. The Report shall be required for parcel maps, tract maps, development on residential lots, and residential additions adding floor area for human occupancy, and shall be prepared by a Registered Geotechnical Engineer registered with the State of California.

Policy 1.1.2 Properties located within known or potential fault areas shall be required to submit a geotechnical report at the time of submittal of the parcel or tract map, or for development on residential lots with single family dwellings, or additions to dwellings that add floor area for human occupancy (see policy 1.1.4). The report shall analyze the surface and subsurface geology of the site, the degree of seismic hazard and shall include conclusions and recommendations regarding the effect of geologic conditions on the proposed development, opinions and recommended criteria to mitigate any identified geologic hazards. This investigation and report shall be performed by a professional geotechnical engineer experienced in the practice of engineering geology and registered with the State of California.

Policy 1.1.3: Modifications to the set back limits specified by the Alquist-Priolo Act may be permitted at the discretion of the City, if such modifications also comply with the Municipal Code, based on a geotechical report prepared by an independent licensed geotechnical engineer and/or geologist, mutually agreed upon between the City and developer and paid for by the developer. The geotechnical report shall be reviewed and subject to the approval of the City Engineer or his designee and shall be maintained on file by the City. The recommendations made in the geotechical report may be approved, modified or denied by the City. Setback modifications may be permitted only if the developer and/or owner executes and records a restrictive covenant, in a form acceptable to the City Attorney, against the title to the property.
Such a restrictive covenant shall specifically define and require compliance with the permitted setbacks on the property and any applicable conditions required by the geotechnical report. Such restrictive covenant shall run with the land, be binding on successors in interest, acknowledge that the applicable setbacks have been modified at the request of the property owner in reliance on a geotechnical study, and further require that the property owner hold harmless, indemnify and defend the City, its officers, agents and employees from and against any liability or damage in any way arising out of

the construction, maintenance and use of residential structures on the property.

Policy 1.1.4: Geotechnical reports submitted in response to the standards above shall be reviewed for adequacy by a Registered Geotechnical Engineer, and a report of that review submitted to the appropriate agency of the City. All costs for the preparation of these required reports are to be borne by the developer/applicant.

Policy 1.1.5 A geotechnical report, prepared by a geologist registered with the state, shall be provided for all projects listed below.

Provide reports for the following located within an Alquist-Priolo Special Studies Zone:

1. All new buildings for human occupancy. This shall include single family dwellings, guest houses and rental units.
2. Additions to buildings discussed in Item 1 above when the area of the addition will exceed 50% of the area of the existing building.
3. Any conversion from a building not used for human occupancy into one which is. (Authority: Section 3603(c), Title 14, CCR.)

No report shall be required for accessory buildings such as garages, tool sheds, swimming pool dressing rooms, etc. since these buildings are not normally used for human occupancy more than 2,000 person-hours per year.

Objective 1.2: Implement programs to deal with hazardous areas or buildings.

Policy 1.2.1: Advocate and support state legislation that would require existing vital facilities to be brought into compliance with modern seismic design and construction standards.

Policy 1.2.2: Support legislation that provides for income tax incentives to encourage the repair of potentially hazardous buildings.

Objective 1.3: The City shall require that all development take appropriate measures to protect public health and safety.

Policy 1.3.1: Continue to adopt and implement the most recent uniform building code (with special attention to Chapter 23 and Chapter 70), and all supplements which include the latest most stringent earthquake regulations for new construction.

Policy 1.3.2: If through an EIR, or if detailed geologic investigation confirms existence of seismic hazards, the City shall require special earthquake resistant design features or use limitations, as appropriate, to protect the public health and safety and to reduce the exposure of individuals and property to seismic risks.

III. Flood Control

The Federal Emergency Management Agency (FEMA) informed the City on October 3, 2000 that:[4]

> "The entire community [City of Monrovia] has been placed in Zone D, an area of possible but undetermined flood hazard. There is no Federal requirement for the purchase of flood insurance in this zone, nor is the community required to implement any floodplain management regulations as a condition for participation in the National Flood Insurance Program (NFIP). Additionally, because the entire community has been placed in Zone D, the Federal Emergency Management Agency has not printed a Flood Insurance Rate Map for the community.
>
> "Federally backed flood insurance is available within Monrovia at reasonable rates. While there are no identifiable flood hazards within Monrovia, we urge property owners to consider the purchase of flood insurance. Over 23 percent of all flood insurance claims are made by property owners outside of identified flood hazards.
>
> "Although there are no specific requirements for floodplain management in Monrovia, we recommend that the community recognize the possible existence of hazards from floods, mudslides, and flood-related erosion and carefully evaluate new development that could aggravate, or be affected by, these hazards."

A. Background

1. Setting

Flood containment usually involves preparing for the Standard Project flood. This type of flood is defined by the Corps of Engineers as follows:

> "Standard Project Flood: The flood that may be expected from the most severe combination of meteorological and hydrological conditions that are considered reasonably characteristic of the geographical area in which the drainage basin is located, excluding extremely rare combinations. Peak discharges for these floods are generally about 40-60 percent of the Probably Maximum Floods for the basins. As used by the Corps of Engineers, Standard Project Floods are intended as practical expressions of the degree of protection that should be sought In the design of flood control works, the failure of which might be disastrous."

The effect of any large flood on the City depends on the available capacity of the dams and debris basins, which are located to the north (Sawpit Debris Basin) and northwest (Santa Anita Dam) of the central business district of Monrovia. The combined capacity of the Sawpit and Santa Anita dams is 1,852 acre-feet. Therefore, the retention of some flood flow in these reservoirs could greatly reduce the flood flow into the City. The most common flood hazard is standing water resulting from blockage or inadequate capacity of storm sewers.

2. Mud and Debris Flows

The effects of a fire in the hillside areas of Monrovia would be a potential for rapid downhill movement of mud and debris flows. This would occur in hillside areas where the soil horizon is well

[4]See Appendix A to this Element for a copy of the FEMA letter of October 3, 2000.

developed and the soil has poor drainage characteristics. The lack of vegetation, resulting from fire, lowers the stability of exposed soils and decreases the water-holding capacity of the local watershed.

3. Landslide Activity

A previous study of landslides in the Monrovia hillside areas (Monrovia Hillside Study, by Leighton and Associates), identifies many landslides of various sizes and types within the foothills of Monrovia. The majority of the landslides are primarily in the steep northern area, which is underlain by granite bedrock. The reasons for this activity relate with such factors as weakened bedrock by fracturing, faulting and weathering. Another major reason for this would be the abnormally high seismic forces and rapid uplift of the mountain range.

Most of the previous landslides appear to be shallow rock falls. However, several of the larger slide areas involve massive volumes of bedrock. While most of these slides may be stable at present, they are not suitable for building unless they were stabilized or removed.

4. Dam Failure Potential

There are two upstream uses, the Sawpit Debris Basin and the Santa Anita Dam, which have the potential for failure caused by seismic activity.

The first of these, the Sawpit Debris Basin, located in the foothills in northern portion of the City of Monrovia, has a capacity of 476 acre-feet. If the debris basin failed at capacity, it would require a drainage area of three square miles. The ensuing flood would last approximately 25 minutes and be confined largely within the area bounded by Santa Anita Wash and the Santa Fe Flood Control Basin. A flood of this type would inundate portions of the cities of Monrovia, Duarte, and Bradbury.

The second, the Santa Anita Dam, which was built in 1927, is located to the northwest of downtown Monrovia. This dam has a capacity of 1,376 acre-feet. If the Santa Anita Dam failed at capacity the drainage area required would be 11 square miles. Most of the flooding would occur in Sawpit Canyon between Myrtle Avenue and Santa Anita Wash north of the Foothill Freeway. The flood inundation areas from the Sawpit Debris Basin and Santa Anita Dam are shown in Figures 3 and 4.

5. Flood Aversion

The City of Monrovia is located in an area that has a potential for flooding due to surface water runoff from the San Gabriel Mountains to the immediate north. However, with the appropriate flood control measures, potential flooding can be avoided, and, as stated previously in the 2000 letter from FEMA, the flood insurance maps have been rescinded for Monrovia. The flooding potential which may have been realized has been successfully cycled through the Los Angeles County Flood Control District (LACFCD) system. In addition to the infrastructure drainage system there are other facilities which ensure the public safety in relation to flooding.

This larger scale LACFCD system consists of Sawpit Wash in the eastern section of the City and Santa Anita Wash along the westerly boundary. These major drainage courses flow generally southerly and converge at a point south of Live Oak Avenue.

Other LACFCD facilities include two temporary debris basins in the Buena Vista Canyon at the north end of Norumbega Drive, and three settling basins: Ruby Canyon Debris Basin; Oak Glade Debris Basin; and Sawpit Debris Basin.

The City of Monrovia has also installed a storm drain in the Hidden Valley area. This, combined with the LACFCD system, provides the City with adequate flood control facilities for the present level of development.

B. Goals, Objectives and Policies - Flood Aversion

Goal 2: Minimize the potential for flooding in the City of Monrovia.

Objective 2.1: Development standards shall include flood control measures.

Policy 2.1.1: Graded slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate drainage. Planting shall be designed to blend with the surrounding terrain and development. Graded slopes in rock shall be provided with soil pockets to contain landscaping where appropriate. Irrigation facilities shall be provided where necessary for proper establishment and maintenance of the planted areas.

Policy 2.1.2: Provision shall be made to prevent surface waters from eroding natural and graded slopes.

Policy 2.1.3: Within six months, or such other period established by the Director of Public Works, after the commencement of grading activities, graded areas shall be stabilized as approved by the City Engineer. Slope planting shall not lag grading completion by more than six months.

Policy 2.1.4: Grading on building sites shall not occur until specific house site plans and elevations have been approved for the individual site except where, as part of a subdivision grading and public improvements, approved after a public hearing, the grading of a lot has been determined necessary for public safety (and is done in accordance with the intent and purpose of these policies.)

Policy 2.1.5: Graded slopes over three feet in vertical height and all graded slopes to be maintained by a Landscape Maintenance District, or other City approved maintenance agreement, shall be planted to protect against erosion. Planting shall be in the ratio of at least one tree per three hundred square feet of slope and one shrub per one hundred fifty square feet, with ground cover sufficient to cover the bank within one year from planting.

Policy 2.1.6: For all projects that require grading, a soils engineering report shall be required to include data regarding the nature, distribution and strengths of existing soils, conclusion and recommendations for grading procedures, design criteria for and identified corrective measures, and opinions and recommendations regarding existing conditions and proposed grading. This investigation and report shall be performed by a professional soil engineer experienced in the practice of soil mechanics and registered with the State of California.

Policy 2.1.7: For lots greater than 7,500 square feet, a hydrology report shall be submitted at the time a grading plan is submitted to the City. The hydrology report shall identify areas of possible inundation, downstream effects, natural drainage courses, conclusions and recommendations regarding the effects of

hydrologic conditions on the proposed development, opinions and recommendations regarding the adequacy of facilities proposed for the site, and design criteria to mitigate identified hydrologic hazards. This report shall account for runoff and debris from tributary areas and shall provide consideration for each lot or dwelling unit site in a development. Runoff and debris volumes shall be computed using Los Angeles County Flood Control District criteria. This investigation and report shall be prepared by a registered civil engineer experienced in hydrologic investigation.

Policy 2.1.8: Covenants, Conditions and Restrictions (CC&R's), including but not limited to development plans, common area and slope maintenance, private area landscaping and maintenance, shall be submitted and approved prior to the recordation of a final tract map.

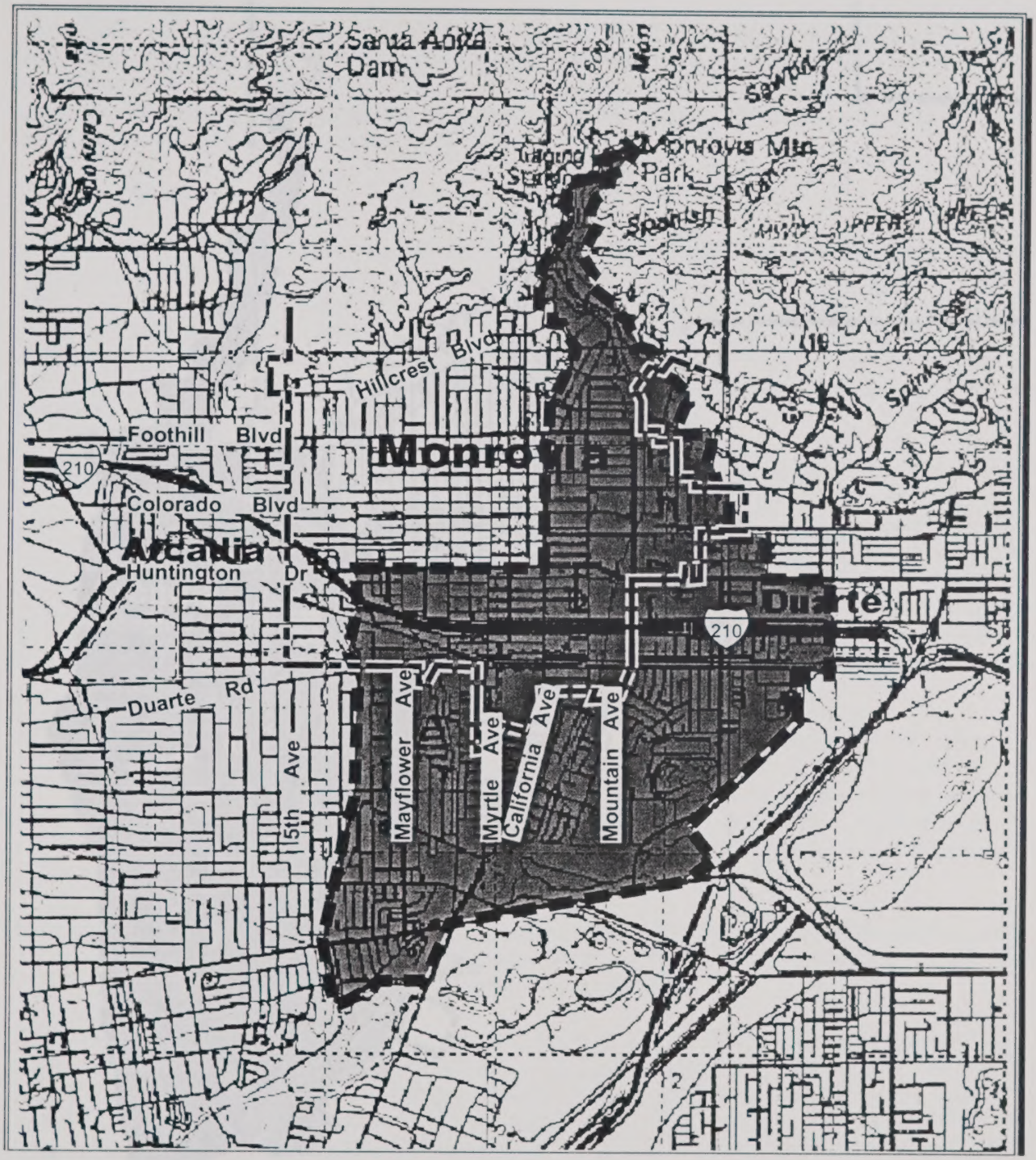
Policy 2.1.9: Hillside development shall provide all necessary sewers, storm drains, debris basins and other flood control measures as specified in specific plans.

Objective 2.2: Monitor and adopt appropriate flood management programs.

Policy 2.2.1: Support the state-sponsored Dam Inundation Area Mapping Program and consider the proximity of dams in the site selection of vital public facilities.

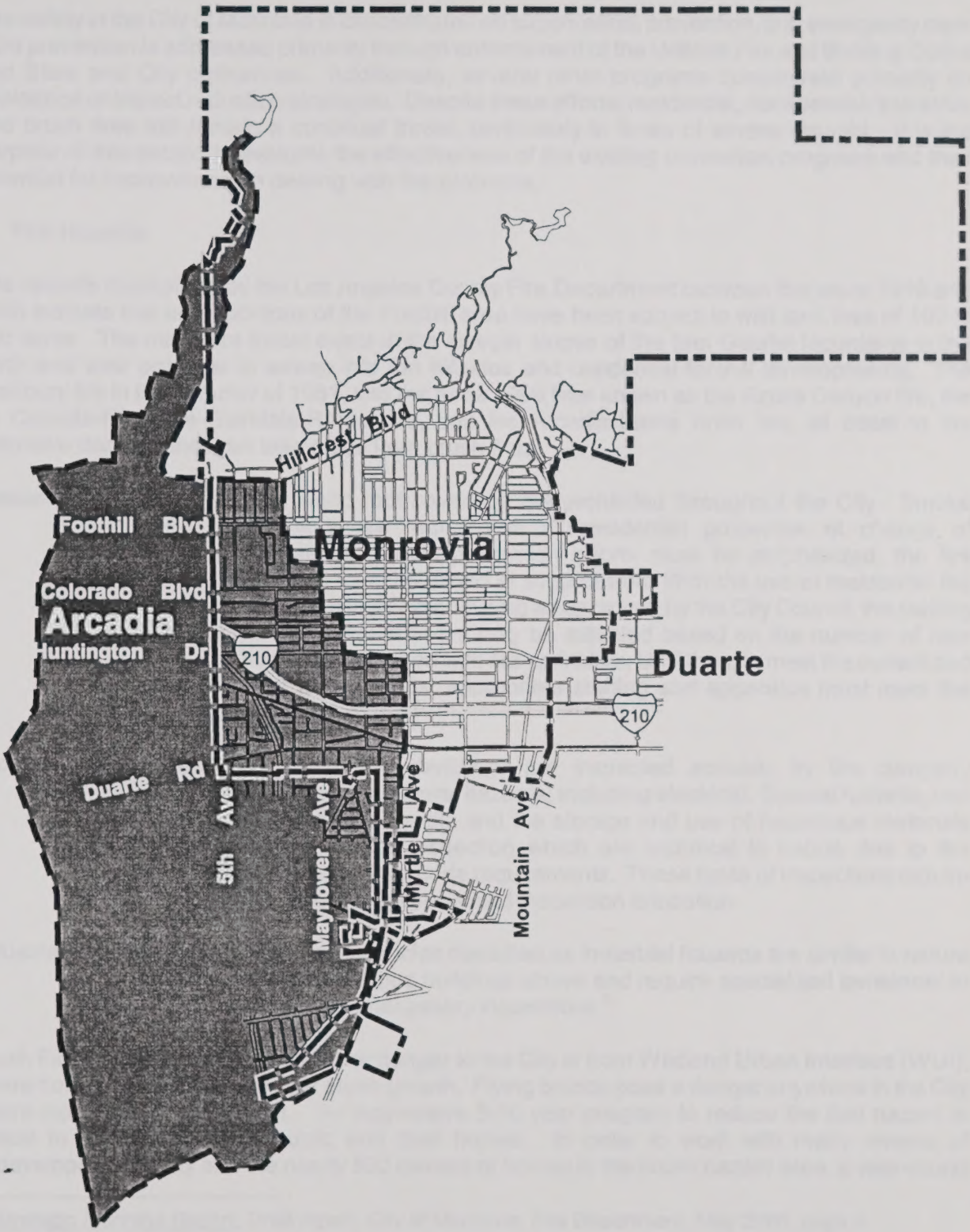
Policy 2.2.2: The City Engineer will monitor the Cobey-Alquist Flood Plain Management Act for application in Monrovia.

Figure 3: Sawpit Wash and Debris Basin Flood Inundation Area



Source: **Inundated Area – Sawpit Debris Basin, DWG No. 54-H2 (8/73), L.A. County Flood Control District**

Figure 4: Santa Anita Wash and Dam Flood Inundation Area



Source: Inundated Area – Santa Anita Dam, DWG No. 55-H2 (8/73), L.A. County Flood Control District

IV. Fire Safety

A. Background

Fire safety in the City of Monrovia is concentrated on suppression, prevention, and emergency care. Fire prevention is addressed primarily through enforcement of the Uniform Fire and Building Codes and State and City ordinances. Additionally, several other programs concentrate primarily on avoidance or impact reduction strategies. Despite these efforts, residential, commercial, industrial, and brush fires still remain a continual threat, particularly in times of severe drought. It is the purpose of this section to evaluate the effectiveness of the existing prevention programs and their potential for improvement in dealing with fire problems.

1. Fire Hazards

Fire records maintained by the Los Angeles County Fire Department between the years 1919 and 1999 indicate that large portions of the Foothill area have been subject to wild land fires of 100 to 500 acres. The major fire threat exists in the steeper slopes of the San Gabriel Mountains to the north and their potential to sweep into the hillsides and residential foothill developments. The Bradbury fire in the summer of 1981, and the three 1999 fires known as the Azusa Canyon fire, the La Canada-Flintridge-Glendale-Rafael fire, and the Arcadia-Santa Anita fire, all attest to the extensive damage that can take place from brush fires.

Residential Fires: New wood roof coverings are prohibited throughout the City. Smoke detectors are required in all residential properties at change of ownership. While prevention efforts must be emphasized, the fire program must be aimed at suppression. With the use of residential fire sprinklers in all new housing as approved by the City Council, the staffing needs in 10-30 years may be adjusted based on the number of new homes constructed with fire sprinklers. Until then, to meet the current and near future needs, appropriate staffing and apparatus must meet the service demand.[5]

Hazardous Buildings: All commercial buildings are inspected annually by fire company personnel for general hazards, including electrical. Special hazards, use of flammable liquids, and the storage and use of hazardous materials require special inspection which are technical in nature due to the complexity of the code requirements. These types of inspections require personnel with specialized inspection education.

Industrial Fire Hazards: Those occupancies classified as industrial hazards are similar in nature to the hazardous buildings above and require specialized personnel to conduct the necessary inspections.[6]

Brush Fire Hazards: The greatest fire danger to the City is from Wildland Urban Interface (WUI), where homes meet the 30-50 year brush growth. Flying brands pose a danger anywhere in the City where wood shake roofs exist. An aggressive 5-10 year program to reduce the fuel hazard is critical to the safety of the public and their homes. In order to work with many owners of undeveloped property and the nearly 800 owners of homes in the brush hazard area, a year-round

6. Strategic Planning Report, Draft report, City of Monrovia, Fire Department, May 2000, page 3.

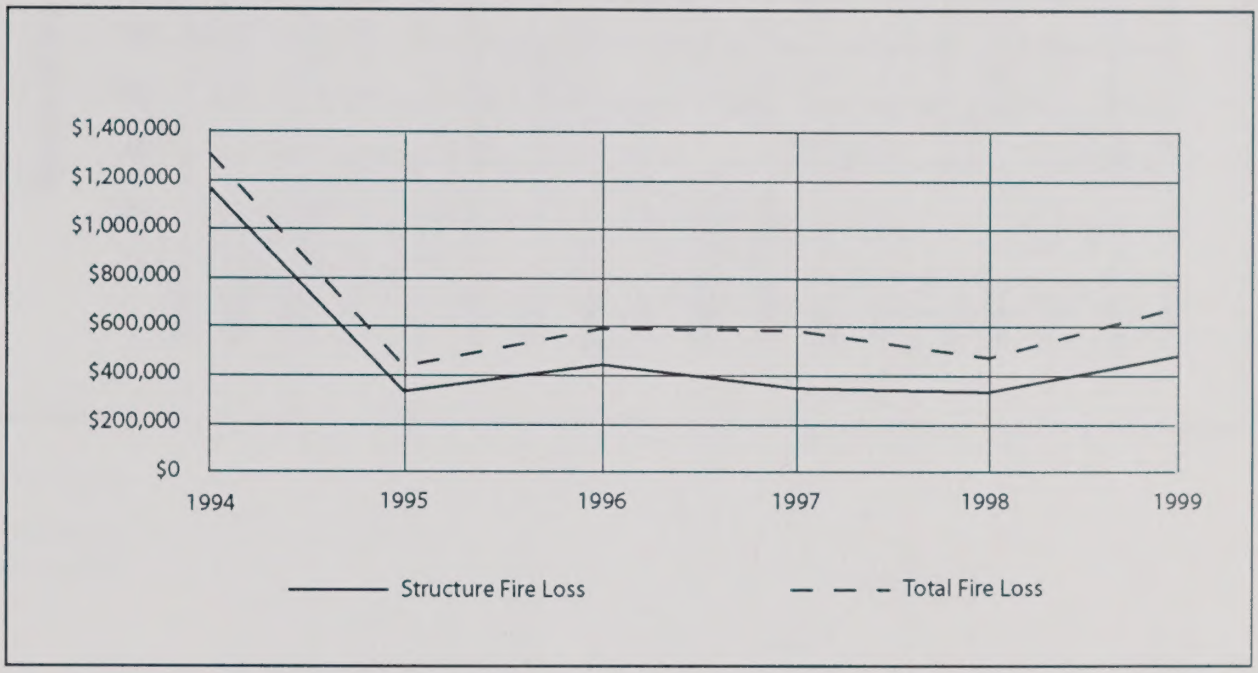
[5] Ibid, page 4.
[6] Ibid, page 4.

inspection and abatement program is critical.[7]

Figure 5 provides data of the monetary value of both structural fires and total fire losses in the City from 1994 through 1999. Figure 6 shows the actual number of fires from Fiscal Year 1972 through 1999, although data for years 1983 through 1991 is not available.

The High Fire Hazard Zone (Figure 7) delineates the land that presents a very high fire hazard within the City as necessitated by AB337. Fire prevention and prefire suppression measures have been established to help greatly reduce the potential for disaster.

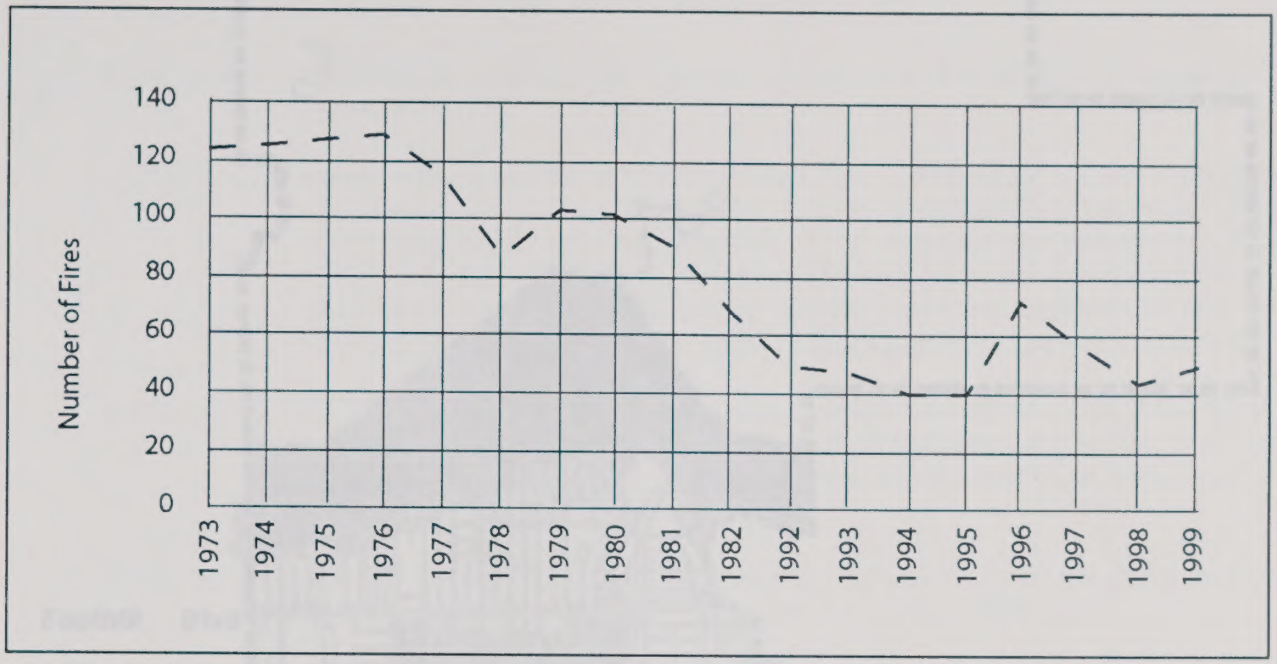
Figure 5: Fire Loss Analysis Chart, 1994 - 1999 [8]



[7] Ibid, page 4.

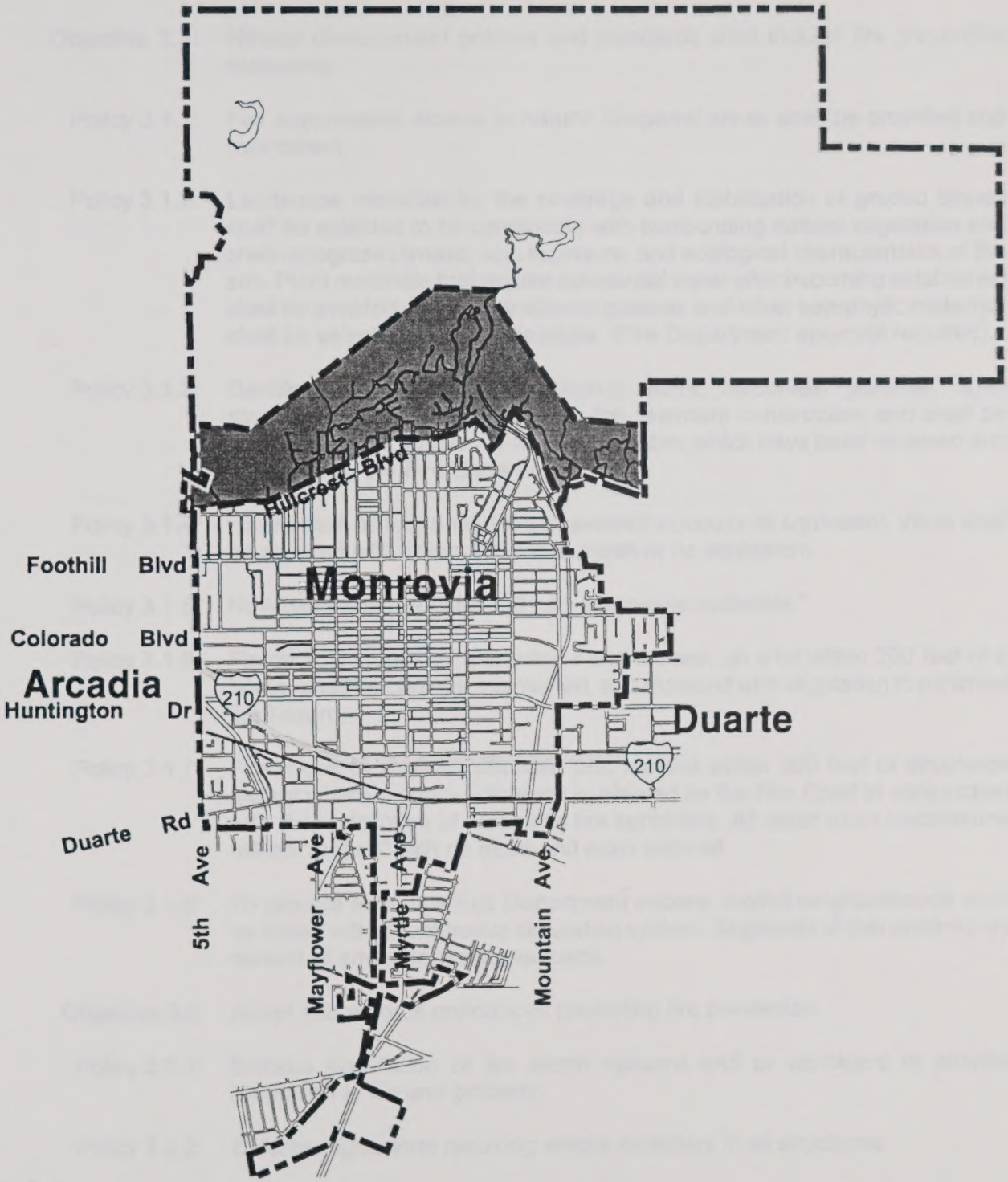
[8] Ibid, page 13.

Figure 6: Structural Fires, 1972 - 1999 [9]



[9] Ibid, page 13.

Figure 7: High Fire Hazard Zone



B. Goals, Objectives and Policies - Fire Prevention

Goal 3: Concentrate on the prevention of fires in the City of Monrovia.

Objective 3.1: Hillside development policies and standards shall include fire prevention measures.

Policy 3.1.1: Fire suppression access to natural chaparral areas shall be provided and maintained.

Policy 3.1.2: Landscape materials for the coverage and stabilization of graded slopes shall be selected to be compatible with surrounding natural vegetation and shall recognize climatic, soil, exposure, and ecological characteristics of the site. Plant materials that require substantial water after becoming established shall be avoided. Native dry climate grasses and other serephytic materials shall be selected wherever feasible. (Fire Department approval required).

Policy 3.1.3: Cantilevered construction, including stairs, balconies, porches, open structure under buildings shall be fire retardant construction and shall be protected by fire sprinklers, when applicable, which have been reviewed and approved by the Fire Department.

Policy 3.1.4: Eaves shall be fully boxed in with exterior stucco or its equivalent. Vents shall be covered with one-quarter inch mesh or its equivalent.

Policy 3.1.5: New roofs shall be class "All non-flammable materials."

Policy 3.1.6: Flammable chaparral, excluding mature trees, on a lot within 200 feet of a home, shall be cleared, maintained, and replaced with vegetation to minimize fire hazard.

Policy 3.1.7: Fire hydrants shall be provided and located within 300 feet of structures except where a greater distance is allowed by the Fire Chief in conjunction with the installation of automatic fire sprinklers. All water main installations will be "looped" with no dead-end main allowed

Policy 3.1.8: To provide adequate Fire Department access, foothill neighborhoods shall be linked with a continuous circulation system. Segments of that system may consist of emergency access roads.

Objective 3.2: Adopt and enforce ordinances promoting fire prevention.

Policy 3.2.1: Enforce installation of fire alarm systems and or sprinklers to provide protection to life and property.

Policy 3.2.2: Enforce regulations requiring smoke detectors in all structures.

Policy 3.2.3: Enforce installation of chimney spark arrestors.

Policy 3.2.4: Prohibit the use of flammable roofing materials.

Policy 3.2.5: Continue to adopt and implement the most recent uniform fire codes and

supplements.

Policy 3.2.6: To prevent life hazard and to protect the hillsides and residential, industrial and commercial areas, enforce ban on use of all fireworks.

Objective 3.3: Control hazardous or potentially dangerous operations or land uses.

Policy 3.3.1: Require a conditional use permit for industrial operations involving the compounding of radioactive materials, petroleum refining, manufacturing of explosives, or any other operation of a dangerous nature.

Policy 3.3.2: Enforce ordinances prohibiting the igniting or burning of flammable materials on public or private property.

Policy 3.3.3: Restrict and regulate devices or equipment that could create fire, explosion, or bodily injury.

Policy 3.3.4: Restrict storage of flammable liquids and explosives to manufacturing zones.

Objective 3.4: Establish fire prevention programs to educate citizens.

Policy 3.4.1: Provide programs for Monrovia's citizens to educate them in fire safety.

Objective 3.5: Support legislation that encourages fire prevention.

V. Emergency Preparedness

A. Background

1. The Regional Office of Emergency Service System

The state's regional Office of Emergency Service (O.E.S.), located in Pasadena, supervises large-scale disasters in southern California. By pooling resources, there is an abundance of fire service, medical supplies, and related services. In case of disaster, these assets can be systematically assembled and utilized quickly and efficiently.

The O.E.S. reacts to disaster in a range from local to regional, depending on severity (see Table 7). The organization of the system is based on geographic location. In California there are seven regions. Monrovia is located in Region 1, which includes Los Angeles, Orange, and Ventura Counties. The headquarters of Region I is the Los Angeles County Fire Department. The regions are divided further into sections, with Monrovia situated in Area D of Region I with area headquarters in Covina.

Advantages of the O.E.S. system are:

- Resources can be exercised and kept in workable order;
- Availability of Medic Alert Center (M.A.C.) to coordinate medical resources through a central facility located at UCLA Medical Center; and,
- The Red Cross has devised action programs to house the homeless.

2. City Disaster Management Plan

The City of Monrovia has a City Disaster Management Plan (see Figure 8), which serves to coordinate City departments and other responsible agencies. This Plan is totally compatible and dovetails completely with the FIRESCOPE Incident Command System Organization. The FIRESCOPE Incident Command System Organization provides technical assistance and professional recommendations to statewide mutual aid programs.

The "SCARAB" box constructed of interlocked triangles and rectangles represents the disaster management matrix delegating responsibilities of the various departments and agencies.

The primary points emphasized in the SCARAB matrix are:

- Provide a common assembly for those responsible for coping with given parts of the problem;
- Provide opportunity for participatory management decisions to emanate from a single source to the operational level; and
- To provide an incident commander who not only represents the consensus decisions reached but provides efficient implementation by virtue of his local connections and his already established local command structure.

Within this matrix specific responsibilities are assigned to each City of Monrovia department as follows:

- Administrative Services Department's responsibility is to:
  a. Prepare necessary legal documents.
  b. Provide legal services.

c. Prepare records and reports.
d. Monitor and assist other department's reports.
e. Manage and coordinate manpower needs.
f. Manage resources, including financial.
g. Serve as the primary communication line between the press, the public and central command.

- Community Development Department's responsibility is to:
  a. Conduct emergency mapping and recording.
  b. Insure structural safety.
  c. Keep apprised of housing situation and make plans for deficiencies.
  d. Evaluate information and make recommendations.

- Community Services Department's responsibility is to:
  a. Provide temporary shelter, food and registration for impacted persons.
  b. Direct and/or coordinate agencies involved in (a) above.
  c. Operate mass care centers during post-shelter phase for those so affected; including feeding, clothing, sanitation, transportation, registering, and uniting families.
  d. Set up and operate first-aid stations.

- Fire Department's responsibility is to:
  a. Prevent, control and suppress fires.
  b. Conduct rescue operations.
  c. Provide and coordinate medical aid efforts, including triage.
  d. Provide and coordinate radiological monitoring, as needed.

- Police Department's responsibility is to:
  a. Receive and disseminate warning information. The department operates a community notification system capable of generating 48 calls per minute through programming systems utilizing geo-mapping, city personnel directories, or community-wide (resident's) needs. Also, in the advent of a failure of normal communications systems, a four (4) member volunteer amateur radio system (Ham radio operators) is maintained.
  b. Direct evacuation of citizens through approved evacuation routes.
  c. Enforce laws and temporary rules.
  d. Control traffic.
  e. Provide security.
  f. Coordinate with other law enforcement agencies.

- Public Works Department's responsibility is to:
  a. Provide emergency electric power, sewer and water services (maximum water pumping capacity is 10,000 gallons a minute, amount of total storage available is 24.6 million gallons).
  b. Provide for transportation access lanes.
  c. Assist in rescue activities.

Table 7: Regional Office of Emergency Services
Order of Disaster Response Operations

Scale of Emergency/Level of Responsibility	Responsible Agency
Minor Damage	City of Monrovia
Moderate/Major Damage	Area "C" Verdugo Fire Agencies to assist City of Monrovia
Severe Damage	Los Angeles County -Fire Department-Headquarters Los Angeles County, Orange County, Ventura County

3. Emergency Resources

a. Fire Department Fire Fighting Resources

The Fire Department for the City of Monrovia is in the "Area C" region for automatic aid resource assistance. Area C fire response is coordinated through the City of Glendale Fire Department and comprises nine communities including Monrovia, Arcadia, San Marino, Sierra Madre, Monterey Park, Pasadena, South Pasadena, Glendale, and Burbank.

Since 1990 the United States Forest Service (USFS), the Los Angeles County Fire Department and the cities of Arcadia, Sierra Madre and El Monte provide fire-fighting assistance to the City of Monrovia though a Cooperation Fire Protection Agreement, and are referred to as the Foothill Fire Departments. These fire fighting departments have defined jurisdiction areas and boundaries, initial response resources for wildfire protection, Initial Action Zones (IAZ) designate mutual areas where fire would pose a threat to adjoining jurisdictions, and Special Areas assistance, e.g., wilderness, roadless, other modified suppression action areas.

A Memorandum of Understanding (MOU) has been established between the fire departments of the City of Arcadia and the City of Monrovia. The MOU provides for fire protection, emergency medical services (EMS), and rescue services through automatic aid dispatch between the two cities. The MOU defines how communication is coordinated to responding units, that joint training exercises are to be carried out, the assignment of Incident Command when units arrive on scene, and for the sharing of information to complete reports.

Another MOU, first established on July 17, 1985, exists between the Consolidated Fire Protection District of Los Angeles County and the City of Monrovia. This MOU outlines the procedures for carrying out an automatic aid/initial action response between the District and the City. The MOU is a guide for day-to-day operations and is not intended to replace or adjust any Uniform Mutual Assistance Agreement which may be in effect. The MOU defines the methodology for communications and dispatching of response services, defined limitations of service when departments are temporarily not available, scheduling of joint training exercises, incident command

authority at the scene, cooperation in fire incident reporting, and a provision of MOU revision or amendment.

b. Paramedics

The two (2) Monrovia Paramedic Squads of twelve (12) paramedics ---the City of Monrovia has authorized a total of fifteen (15) paramedics--- work under a written mutual aid agreement with the Arcadia Paramedic Squad of two (2) rescue ambulances. Both cities share their combined four (4) squads working out of three (3) full service hospitals, Arcadia Methodist Hospital in Arcadia, Santa Teresita Hospital in Duarte, and Huntington Memorial Hospital in Pasadena as the trauma catchment area facility. 100% of all requests for emergency care for sick and injured are answered by paramedic level service through the mutual automatic air response between the cities of Monrovia and Arcadia.

Monrovia's paramedics answer the entire spectrum of requests for aid and are also firefighters who maintain journeyman skill levels in this area as well. The squad is recognized as being one of the finest in the state.

c. Paramedic and Fire Department Personnel Training

Periodic drills are conducted to ensure quality control, and urban search and rescue (USAR) procedures are coordinated, and a necessary degree of standardization is maintained between companies. There is specialized training in fire hydraulics hazardous materials, and fire tactics. In addition, special classes are conducted periodically by gas representatives, County Fire and United States Forestry officers. Personnel are also sent to outside schools in arson investigation, cryogenics, and breathing apparatus repair.

Department personnel have participated in ongoing training for citizens in CPR, fire prevention and safety. Operational safety is heavily stressed and the basic safety advisory is that the safest firefighter is one who is fully trained in his profession.

To keep mutual aid operations at maximum efficiency, multi-city (quarterly training activity is conducted with the City of Arcadia), multi-company drills were conducted to test communications and the ability of firefighters from seven different cities to function together.

d. Fire Department Inventory

The Monrovia Fire Department is staffed by forty-one full-time safety personnel ---of which ten are constantly on duty, and one clerical personnel. Major fire-fighting equipment includes three major engines and an aerial unit in reserve, and two paramedic rescue squads, plus one reserve unit. Over the past two decades emergency calls number average approximately 3,000 per year, a capacity workload for the present staff to manage.

e. Police Assistance

In addition to its everyday duties, the Police Department plays a pivotal role in public safety in emergency situations. The Department's primary concern is public safety, and to take a proactive approach to minimizing criminal activity through community policing resources. However, its main duty is responding to police calls throughout the City of Monrovia.

The Department maintains the same responsibilities in the event of disaster. The only difference is that the effectiveness of police activity in this situation is a prerequisite for efficient disaster

response. The Department, along with Fire and National Guard personnel, assumes the responsibility of crowd control, crime prevention and general recovery operations when tragedy strikes.

The Monrovia Police Department is a member of "Area-D" (with headquarters in Covina) in providing mutual aid with the following thirteen cities: Arcadia, Azusa, Baldwin Park, Claremont, Covina, El Monte, Glendora, Irwindale, La Verne, Pomona, San Marino, Sierra Madre, and West Covina.

In March of 2000 the City of Monrovia, together with the cities of Arcadia, Azusa, Covina, West Covina and Pasadena, approved the establishment of the Foothill Air Support Team (F.A.S.T.) to maintain and operate one helicopter to provide air support for the F.A.S.T. member communities.

f. Police Inventory

The Monrovia Police Department accomplishes the above responsibilities with a staff of sixty-four regular policemen and eleven reserves. The Police Department maintains a fleet of fourteen radio patrol vehicles and another seventeen support vehicles, utilized for detective, community policing and tactical response. The department has two Tactical Response Teams, each comprised of eight (8) personnel. Additionally, the department draws upon resources from the residents of Monrovia with twenty-three volunteer support personnel for citizen patrol, crowd control, and other services as needed.

g. Community Policing Programs

The Monrovia Police Department conducts twenty-four proactive community oriented programs to curb criminal activity at businesses, schools and the residential areas.

The Department's "Criminal Analysis" training program of officers enhances their abilities to identify potential suspects and problem areas.

The department has initiated a "Cost Recovery Program" when officers are required by State law to keep juvenile offenders separate from adult prisoners. This program allows the department to recover the cost of an officer's time to process and supervise the juvenile when the parent or guardian fails to respond within one hour to take custody of the juvenile.

The "High Risk Offenders Officer" program, initiated in 1998, focus is to minimize the impact of parolees living in the community.

Youth and parent and community-wide programs conducted by the Monrovia Police Department include:

- D.A.R.E. - Students are given instruction in drug and gang awareness, anger management, violence alternatives, strengthening personal values and promoting self-esteem.
- Parenting Classes - The program (in English and Spanish) promotes a healthy family environment.
- Healthy Start Program - The provision of assistance for medical and counseling services.
- Partnership programs with schools for students and parents include:
  - Safe City Safe School Steering Committee
  - Parents On Campus
  - School Attendance Review Board (SARB)

- Project C.A.R.Y. (Cooperation for At Risk Youth)
- School Security Inspection Program
- Emergency Communication System
- Daytime Curfew Program
- Boy's and Girl's Club liaison between the police and youth
- Student Art Program

- Community-wide intervention to involve citizens in awareness programs include:
  - Citizen Police Academy - acquaints citizens with law enforcement issues and procedures.
  - Cul-de-sac Program - a traffic reduction program to create a safer environment by blocking-off through streets in residential areas.
  - Graffiti Removal Program - contracted service to remove graffiti within 24 hours of being reported.
  - Business Watch Program - Initiated in 1998 to form an alliance and support group among businesses to share information such as emergency phone numbers, and alert each other regarding suspicious persons and shoplifters.
  - Volunteer Program - Citizens have varied assignments ranging from Records to assisting the Detective division with missing persons.
  - Citizen Patrol Program - A program initiated in 1997 with volunteers assisting with traffic control, subpoena service and vacation checks.
  - Neighborhood Partnership Program - Initiated in 1990, the Community Activist Program (C.A.P.) places an officer in an area of the community to establish open lines of communication.
  - Stop Gun Violence Bounty Program - This program is designed to encourage responsible citizen to call the police when guns are seen in public places.
  - Cell Watch - Initiated in 1999, the program is designed to provide an effective communication link between community members using cellular phones to report emergencies and crimes directly to the Police Dispatch Center.

B. Goals, Objectives and Policies - Emergency Operations

Goal 4: Maximize the efficiency of City's Disaster Program.

Objective 4.1: Maximize the efficiency of City's O.E.S. System

Policy 4.1.1: Require the O.E.S. system to be exercised periodically on less severe disasters, or mock disasters in order to enlighten emergency personnel and keep equipment functional.

Policy 4.1.2: Expand fire safety programs to include earthquake safety.

Policy 4.1.3: Sponsor earthquake disaster drills at public schools including a community awareness program outlining a procedure where students would be reunited with their parents, after the disaster.

Policy 4.1.4: Require preparation of internal emergency response plans for medium and high-rise buildings.

Policy 4.1.5: Enact an ordinance requiring the preparation of internal emergency response plan for all facilities housing dependent population such as elderly.

Policy 4.1.6: Promote expansion of disaster recovery program to Include assurance of maximum citizen awareness.

Objective 4.2: Enact Ordinances to Aid in Prevention of Disasters.

Policy 4.2.1: In hillside areas, home sites must be planned, designed, and developed to provide maximum safety with respect to fire, earthquake faults, geology, drainage, erosion, and siltation hazards.

Policy 4.2.2: Give primary emphasis to the alleviation of the most critical hazards affecting existing populations and development.

Policy 4.2.3: Give greater emphasis to abatement strategies for dealing with critical hazards.

Policy 4.2.4: Employ incentives to encourage private actions aimed at reducing safety hazards.

Objective 4.3: Enact Ordinance to Aide in Evacuation of /or Access to Areas of Disasters.

Policy 4.3.1: Designate evacuation routes for all areas of the City.

Policy 4.3.2: In hillside areas, no cul-de-sac street shall have a length exceeding one thousand feet unless provided with an emergency access connector.

Policy 4.3.3: Hillside streets shall have minimum widths as specified in hillside development policies and standards.

Document Preparation Resources

1. Persons Contacted

City of Monrovia
- Alice Griselle, AICP, Planning Division
- Barbara Lynch, Planning Division
- Peter Bryan, Chief, Fire Department
- Sgt. Steve Cofield, Community Policing, Police Department
- April Soash, Deputy City Manager, Director, Community Services
- David Fike, Deputy Director, Public Works

Los Angeles County Department of Public Works
- Alan Moss, Survey Division
- Esther Diaz, Water Resources Division
- Rodney Brown, Water Resources Division
- Ramil de Guzman, Design Division

2. Other Resources

http://www.scec.org - earthquake information
http://www.consrv.ca.gov - earthquake information

3. Document Preparers

Parsons Harland Bartholomew and Associates Inc.
100 West Walnut Street
Pasadena, California 91124
(626) 440-6241 (telephone)
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- Frank Wein, FAICP, DPDS, Project Manager
- Greg Baer, Principal Planner
- Vaidas Sekas, Associate Planner
- Bryan Ferguson, Graphics

APPENDICIES A

Federal Emergency Management Agency

Federal Emergency Management Agency
Region IX
P.O. Box 29998
San Francisco, CA 94129

October 3, 2000

Ms. Alice Griselle
City of Monrovia
Community Development Department
415 South Ivey Avenue
Monrovia, CA 91016

Dear Ms. Griselle:

Thank you for taking the time to speak with Dan Powell about your community's participation in the National Flood Insurance Program (NFIP). I am enclosing a summary of information about your community.

The City of Monrovia is currently participating in the regular phase of the NFIP. The entire community has been placed in Zone D, an area of possible, but undetermined, flood hazard. There is no Federal requirement for the purchase of flood insurance in this zone, nor is the community required to implement any floodplain management regulations as a condition for participation in the NFIP. Additionally, because the entire community has been placed in Zone D, the Federal Emergency Management Agency has not printed a Flood Insurance Rate Map for the community.

Federally backed flood insurance is available within Monrovia at reasonable rates. While there are no identified flood hazards within Monrovia, we urge property owners to consider the purchase of flood insurance. Over 25 percent of all flood insurance claims are made by property owners outside of identified flood hazards. Residents and other property owners interested in purchasing flood insurance may obtain more information by calling our toll-free number at 800.427.4661 or by visiting our website at www.fema.gov.

Although there are no specific requirements for floodplain management in Monrovia, we recommend that the community recognize the possible existence of hazards from floods, mudslides, and flood-related erosion and carefully evaluate new development that could aggravate, or be affected by, these hazards.

If you have any questions, or if I can be of further assistance, please do not hesitate to contact me by phone at 415.923.7257 or by e-mail at chris.barkley@fema.gov.

Sincerely,

Christopher M. Barkley
Community Mitigation Programs Branch
Mitigation Division

Enclosure

City of Monrovia General Plan

Noise Element

Adopted
June 12, 2002
Resolution No. 2002-41

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I. Introduction

This document updates the City of Monrovia's 1975 Noise Element of the City's General Plan. This Element was prepared with recognition that excessive noise levels are a significant and costly form of environmental pollution and, consequently, Federal and State laws have been enacted for the purpose of limiting and controlling sound generation and the amount of public exposure to sound.

It is intended that this Noise Element satisfy the State requirement that local General Plans contain a Noise Element. Noise Element requirements, contents, and preparation methods are determined by Section 65302(f) of the Government Code, and by the *Guidelines for the Preparation and Content of the Noise Element of the General Plan* (by the California Department of Health Services) which are included in the State of California *General Plan Guidelines*, published by the Governor's Office of Planning and Research of the State of California in 1998. It is required, as stated in the guidelines, that major noise sources and areas containing noise-sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL) or Day-Night Average Level (L_{dn}), which are descriptors of total noise exposure at a given location for an annual average day. CNEL and L_{dn} are generally considered to be equivalent descriptors of the community noise environment within plus or minus 1 dB.

The Noise Element of the Monrovia General Plan is a statement of the City's policy and intent regarding land use in relation to environmental noise and the control of noise sources within the community. Its purpose is to provide a framework within which future planning and noise mitigating decisions will be made and implemented.

This Element consists of a survey of the current noise environment, indicating the major contributors of noise, and concludes with a proposed "noise control program," which includes certain practicable City actions towards reduction of noise and mitigation of its adverse effects.

II. Evaluating Noise Impacts

A. Defining Noise Exposure

Noise is often defined as unwanted sound. Sound is easily measured with instruments, but the human variability in subjective and physical responses to sound complicates the understanding of its impact on people. People judge the relative magnitude of sound by subjective terms such as "loudness" or "noisiness."

Physically, sound-pressure magnitude is measured and quantified in terms of a logarithmic scale in decibels (dB). Research on human hearing sensitivity has shown that a 3 dB increase in the sound is barely noticeable and a 10 dB increase would be perceived as twice as loud. Table 1 presents the subjective effect of changes in sound pressure level. The human hearing system, however, is not equally sensitive to sound at all frequencies. Therefore, a frequency-dependent adjustment called "A-weighting" has been devised so that sound may be measured similar to the way the human hearing system responds. The A-weighted sound level is often abbreviated "dBA" or "dB(A)." Figure 1 provides typical A-weighted sound levels of various noise sources and the responses people usually have to such sound levels.

Table 1. Subjective Effects of Changes in Sound Pressure Level

Change in Sound Level (dB)	Change in Power		Change in Apparent Loudness
	Decrease	Increase	
3	1/2	2	Just perceptible
5	1/3	3	Clearly noticeable
10	1/10	10	Half or twice as loud
20	1/100	100	Much quieter or louder

Source: Parsons Engineering Science

Community noise levels usually change continuously during the day. However, community noise exhibits a daily, weekly, and yearly pattern. Several descriptors have been developed to compare noise levels over different time periods. One of the most common descriptors is the energy equivalent sound level (L_{eq}). The L_{eq} is the equivalent steady-state A-weighted sound level that would contain the same acoustical energy as the time varying A-weighted sound level during the same time interval. The noise contours generated for this document are expressed using the descriptor of "Community Noise Equivalent Level" (CNEL). CNEL is defined as the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m. These adjustments to noise levels at separate times will account for the increased sensitivity of people to noises in the evening and nighttime hours. Another descriptor, the Day-Night average sound level (L_{dn}), was developed to evaluate the total daily community noise environment. The Day-Night Average Level is the average equivalent A-weighted sound level during a 24-hour period, obtained after addition of 10 decibels to sound levels in the nighttime hours from 10 p.m. to 7 a.m. This adjustment is an effort to account for the increased sensitivity of most people to noise in the quiet nighttime hours. L_{dn} has been adopted by federal agencies including the Department of Defense, Environmental Protection Agency (EPA), the Federal Aviation Administration (FAA), and the Department of Housing and Urban Development (HUD) as the accepted unit for quantifying human annoyance to general environmental noise. CNEL and L_{dn} represent daily levels of noise exposure averaged on an annual or daily basis, while L_{eq} represents the equivalent energy noise exposure for a shorter time period, typically one hour.

Figure 1 - Typical Sound Levels From Indoor and Outdoor Noise Sources

The maximum sound level (L_{max}) is the highest instantaneous sound level measured during a single noise measurement interval no matter how long this sound may persist and whether the noise source is ambient or project related.

B. Developing Noise Criteria

An effective program of noise control must be based upon realistic noise criteria, in terms of economic and technical feasibility and practicality of implementation. The development of these criteria must be based on consideration of the effects of noise on man.

The effects of noise on people and people's activities are varied and extremely complex. They can be divided into three general categories:

1. Physiological effects to both temporary (e.g., startle reactions and temporary hearing threshold shifts) and enduring (e.g., permanent hearing damage or the cumulative physiological effects of prolonged sleep loss or of prolonged nervous strain).

2. Behavioral effects are those involving interference with on-going activities such as conversation, learning, TV-watching, sleep or the performance of various tasks.

3. Subjective effects described by such words as "annoyance," "nuisance," dissatisfaction," "disturbance," etc., as a result of behavioral and physiological effects.

The upper limits of noise experienced in urban areas usually are not severe enough to produce measurable long-term physiological effects, with the exceptions of those resulting from prolonged nervous strain or sleep loss. For example, the noise levels produced by aircraft fly-over even at community positions relatively close to the runways are usually not intense enough to cause permanent loss of hearing. Thus the last two categories of noise effects - behavioral and subjective - provide the most usable guides for establishing noise criteria.

The effects of noise exposure are not easily quantifiable. However, guidelines based on:

1. Study of conversation and sleep interference; and
2. Social survey assessment of subjective response can be used to establish reasonable criteria for noise exposure.

Noise levels which exceed 85 dBA are generally considered to contribute to hearing loss. When exposed to such levels for long duration during each working day, any individual may experience severe temporary or even permanent hearing loss. State and Federal health and safety regulations currently protect workers at levels of exposure that exceed 90 dBA for each eight-hour work day.

Speech communication and speech intelligibility are impaired and may even become impossible at levels from 60 to 70 dBA. Sleep interference may be experienced at noise levels in excess of 35 dBA. By generally accepted standards, noise levels above 45 dBA are unacceptable for sleeping spaces.

C. Land Use Criteria for Noise Exposure

Guidelines for noise compatible land use, extracted from the State of California *Guidelines for the Preparation and Content of the Noise Element of the General Plan*, are presented in Figure 2. The guidelines provides land use compatibility with different ranges of CNEL or L_{dn} values, in terms of four categories of acceptability.

The compatibility guidelines given in Figure 2 are based on consideration of the type of activity that would normally take place for a particular land use. These include the requirements of that activity for speech communication, the typical sound insulation characteristics of buildings that might be found in these areas, and additional requirements for freedom from noise intrusions that might be imposed on other activities, such as sleep.

The noise exposure is such that the activities associated with the land use may be carried out with essentially no interference, e.g., for residential areas: both indoor and outdoor noise environments are pleasant.

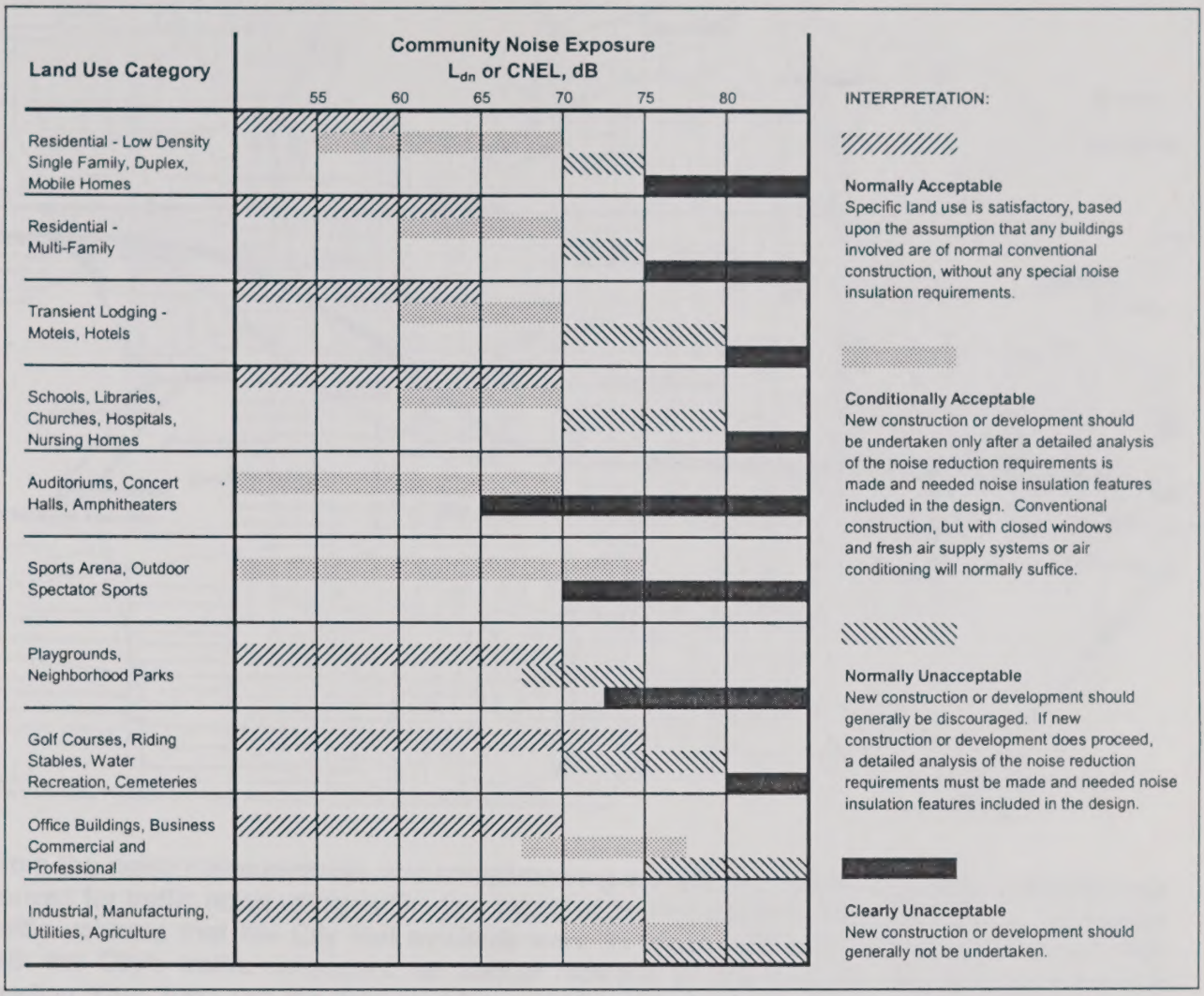
D. Acceptable Interior Noise Exposure

Section 1208A of the 1998 California Building Code (Title 24, Part 2, California Code of Regulations) establishes uniform minimum noise insulation performance standards to protect persons within new hotels, motels, dormitories, apartment houses and dwelling other than detached single-family dwellings from the effects of excessive noise. The regulations state that, "Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either ... Ldn or ... CNEL, consistent with the noise element of the general plan." Additionally, it is stated that residential buildings or structures to be located where the Ldn or CNEL exceeds 60 dB shall require an acoustical analysis showing that the proposed building design will limit the intruding exterior noise to an interior CNEL (Ldn) of 45 dB.

E. Relationship to Noise Ordinance

Noise elements are directed at minimizing future noise conflicts, while noise ordinances are intended mainly to resolve noise conflicts. A noise control ordinance addresses noise generated by industrial, commercial, agricultural, and residential uses, which are not subject to Federal and State noise regulations. The regulation of noise such as traffic on public roads, rail line operations, and aircraft in flight is preempted by Federal and State regulations, meaning that such sources generally cannot be controlled by a local ordinance. The Noise Element can address the prevention of noise conflicts from all sources, however. The standard of a noise control ordinance should be consistent with the Noise Element, to achieve consistency in the implementation of noise control programs, and to provide businesses with consistent design criteria for development and expansion. The City adopted, occasionally amends, and enforces a noise control ordinance, which is Chapter 9.44 of the Municipal Code.

Figure 2. Land Use Compatibility Guidelines



Source: *State of California General Plan Guidelines.* Governor's Office of Planning and Research, 1998.

III. Sources of Noise in Monrovia

The City assessed the existing noise environment by conducting noise measurements and analytical procedures using a computer noise prediction model. Traffic noise levels were evaluated using a simplified version of the Federal Highway Administration Traffic Noise Model (FHWA-RD-77-108). Projected Year 2010 noise levels and contours were also calculated and generated by Parsons. The major findings are included herein in the form of maps of existing and projected CNEL contours, summary tables, and a general discussion of the noise environment.

Noise measurements were conducted at twenty-two representative locations throughout the city. Continuous noise monitoring was conducted at six of the twenty-two locations, and short-term 20-minute to 1-hour measurements were conducted at the remaining sites. Measurement locations are presented in Figure 3. A listing of the measurement locations and the noise measurement results are included in Table 2.

Figure 3. Noise Measurement Locations

From the noise measurements and complimenting analytical procedures, CNEL contours were derived for traffic noise using traffic data provided by and obtained through the City. The latest traffic volumes that the City had available were for Year 1996 only, but through consultation with the City's traffic consultant, an annual increase of one percent was assumed and the existing Year 2000 and the projected Year 2010 traffic volumes were interpolated and used in this document. Traffic speeds, truck distributions, as well as day-, evening-, and nighttime-hour traffic volume distributions were derived from available information and through consultation with the City's traffic consultant. The traffic data used for calculating the traffic noise and generating the contours are presented on Table 3.

Noise contours are lines of equal noise exposure just as the contour lines on a topographic map are lines of equal elevation. The noise contours are simply approximations of noise levels. They should not be thought of as static lines because of the varying nature of noise sources and transmission paths. Also, for the intended planning purposes of the noise contours, the contours were calculated without taking into consideration any shielding factors for rows of buildings.

The existing and projected CNEL contour maps illustrate the penetration of traffic noise into adjacent neighborhoods. Each contour line represents the measured and calculated maximum penetration of noise at each particular "Community Noise Equivalent Level" (CNEL). As previously explained, CNEL is a time-integrated measure of noise over a 24-hour period with a weighted average which accounts for greater sensitivity to noise in the evening and nighttime hours. Existing Year 2000 CNEL contours are shown on Figures 4 and 5, and projected Year

2010 CNEL contours are shown on Figures 6 and 7. Tables 4 and 5 list the distances from major arterial streets to various noise contours for the existing Year 2000, and projected Year 2010 conditions, respectively.

Table 2. Summary of Noise Measurement Results

Rec. No.	Land Use	Monitoring Address	Date	Start Time	Duration	Noise Levels, dBA		
						Leq	Lmax	CNEL
1	SFR[1]	1402 B Alamitas Street	6/12/00	12:00	24 hours			74
2	SFR	402 East Lemon Avenue	6/12/00	2:00	24 hours			59
3	SFR	912 South Mayflower Avenue	6/14/00	10:00	24 hours			59
4	SFR	922 W. Colorado Boulevard	6/15/00	16:00	1 hour	60		
5	Park	Monrovia Recreation Park	6/13/00	9:11	30 min.	64	84	
6	SFR	305 Valle Vista Avenue	6/13/00	10:04	20 min.	54	69	
7	SFR	718 S. Magnolia Avenue	6/13/00	10:35	30 min.	63	85	
8	School	First Lutheran School	6/13/00	11:20	30 min.	64	66	
9	SFR	256 Canyon Crest Drive	6/13/00	15:45	30 min.	54	73	
10	School	Plymouth School	6/14/00	8:12	20 min.	51	67	
11	SFR	105 Spanner Street	6/14/00	8:45	30 min.	62	80	
12	SFR	809 W. Duarte Road	6/15/00	11:42	24 hours			68
13	SFR	329 W. Hillcrest Boulevard	6/14/00	12:22	24 hours			58
14	MFR[2]	731 West Foothill Boulevard	6/14/00	12:42	30 min.	68	75	
15	MH[3]	Ten Twenty Mobile Home Park	6/14/00	13:39	30 min.	68	86	
16	School	Canyon Learning Center	6/14/00	14:23	30 min.	61	77	
17	MFR	The Gables Senior Living Community	6/15/00	8:07	30 min.	71	82	
18	School	Mayflower Elementary School	6/15/00	8:45	20 min.	57	71	
19	SFR	1005 Royal Oaks Drive	6/15/00	9:17	30 min.	64	81	
20	SFR	2173 S. Myrtle Avenue	6/15/00	13:00	24 hours			62
21	SFR	830 Alta Street	6/15/00	15:20	30 min.	59	67	
22	Park	Library Park	6/15/00	15:51	30 min.	63	72	

Source: Parsons Engineering Science

1. SFR: Single Family Residence
2. MFR: Multi-Family Residence
3. MH: Mobile Home

A. Traffic Noise on Major Arterial Streets

Based upon the land use compatibility guidelines shown on Figure 2, traffic noise is not a problem at commercial and industrial locations within the city. In general, existing noise levels at most residential locations within the city are considered acceptable. Exceptions, of course,

exist at locations directly bordering major arterial streets and the freeway, particular in the residential areas located just south of the I-210 Freeway, between Fifth and Mayflower Avenues.

Freeway traffic noise can usually be effectively mitigated by erecting soundwalls. The California State Department of Transportation, has the responsibility and jurisdiction over the control of traffic noise generated from an interstate highway such as the I-210. The freeway soundwalls have been erected or are under construction adjacent to all residential areas in the City. The California State Department of Transportation does not erect soundwalls adjacent to commercial and industrial areas.

B. Industrial and Commercial Noise Activity

In general, industrial noise-producing activity within the City is minimal. A few isolated light industrial operations create levels of noise, which may be annoying to residential locations, particularly if activity occurs in the late evening or nighttime hours. The allowable noise levels at a residential property line are regulated by the City of Monrovia's current noise ordinance.

C. Schools, Parks, Hospitals, etc.

Noise levels at public facilities throughout the City (schools, parks, hospitals, etc.) are found to be compatible with the land use compatibility guidelines listed in Figure 2. Results of noise measurements conducted at several schools and parks, i.e., the First Lutheran School, Plymouth School, Canyon Learning Center, Mayflower School, the Monrovia Recreation Park, and Library Park, show that they are all within the acceptable noise exposure range.

D. Neighborhood Noise Sources

Noise exposures allowable at a citizen's property line due to sources such as radio, television, recreational and social activities, air conditioning equipment, swimming pool pumps, animals, sound amplification systems, etc., vary in level, time of day, day of week, and duration. These noise intrusions, as well as intrusion from industrial or commercial zones, are regulated by the City of Monrovia's current noise ordinance. Citizen understanding, participation and cooperation are essential for effectiveness.

E. Construction Activity

Short-term, temporary, and intermittent noise impacts associated with construction activities may be considered minimal during daytime hours. However, late evening and weekend disturbances related to construction activities experienced at nearby sensitive receptor locations may cause significant impacts.

Table 3. Traffic Data

LOCATION	Avg. Daily Traffic Volume For Year		Speed (mph)	Truck Percentages	
	2000	2010		Medium Trucks	Heavy Trucks
CALIFORNIA AVE.					
South City Bndry. to Duarte Rd	6,556	7,242	35	1.5%	1.5%
Duarte Rd. to Evergreen Ave.	7,596	8,391	35	1.5%	1.5%
Central Ave. to Huntington Dr.	6,556	7,242	35	1.5%	1.5%
Huntington Dr. to Colorado Blvd.	4,891	5,403	30	0.0%	0.0%
Colorado Blvd. to Foothill Blvd.	6,497	7,177	30	0.0%	0.0%
CENTRAL AVE.					
Magnolia Ave. to Myrtle Ave.	11,511	12,715	30	1.5%	1.5%
COLORADO BLVD.					
Fifth Ave. to Madison Ave.	8,429	9,311	30	0.0%	0.0%
Madison Ave. to Mayflower Ave.	6,452	7,127	30	0.0%	0.0%
Mayflower Ave. to Magnolia Ave.	6,151	6,794	30	0.0%	0.0%
Magnolia Ave. to Myrtle Ave.	3,746	4,138	30	0.0%	0.0%
Myrtle Ave. to California Ave.	3,018	3,333	30	0.0%	0.0%
California Ave. to Shamrock Ave.	2,497	2,759	30	0.0%	0.0%
DUARTE RD.					
Fifth Ave. to Mayflower Ave.	22,269	24,599	40	1.0%	1.0%
Magnolia Ave. to Myrtle Ave.	18,523	20,461	40	1.0%	1.0%
Myrtle Ave. to California Ave.	12,864	14,210	40	1.0%	1.0%
California Ave. to Shamrock Ave.	11,030	12,184	40	1.0%	1.0%
Shamrock Ave. to Moutain Ave.	11,045	12,201	40	1.0%	1.0%
FIFTH AVE.					
Duarte Rd. to Huntington Dr.	12,695	14,024	35	0.0%	0.0%
Huntington Dr. to Colorado Blvd.	4,891	5,403	35	0.0%	0.0%
Colorado Blvd. to Foothill Blvd.	3,850	4,253	35	0.0%	0.0%
Foothill Blvd. to Hillcrest Blvd,	940	1,038	35	0.0%	0.0%
FOOTHILL BLVD.					
Fifth Ave. to Madison Ave.	20,444	22,583	35	1.0%	1.0%
Madison Ave. to Mayflower Ave.	21,957	24,254	35	1.0%	1.0%
Mayflower Ave. to Magnolia Ave.	22,581	24,944	35	1.0%	1.0%
Myrtle Ave. to California Ave.	11,576	12,787	35	1.0%	1.0%
California Ave. to Shamrock Ave.	18,211	20,116	35	1.0%	1.0%
Shamrock Ave. to Mountain Ave.	13,632	15,058	35	1.0%	1.0%

Table 3 (cont'd). Traffic Data

LOCATION	Avg. Daily Traffic Volume For Year		Speed (mph)	Truck Percentages	
	2000	2010		Medium Trucks	Heavy Trucks
HILLCREST BLVD.					
Fifth Ave. to Madison Ave.	2,935	3,242	30	0.0%	0.0%
Mayflower Ave. to Magnolia Ave.	3,194	3,529	30	0.0%	0.0%
HUNTINGTON DR.					
West City Boundary to Fifth Ave.	12,175	13,449	35	1.0%	1.0%
Fifth Ave. to Foothill Freeway	17,274	19,081	35	1.0%	1.0%
Foothill Freeway to Monterey Ave	15,505	17,127	35	1.0%	1.0%
Monterey Ave. to Mayflower Ave.	28,721	31,725	35	1.0%	1.0%
Mayflower Ave. to Magnolia Ave.	19,513	21,555	35	1.0%	1.0%
Magnolia Ave. to Myrtle Ave.	25,495	28,162	35	1.0%	1.0%
Myrtle Ave. to Ivy. Ave.	27,894	30,813	35	1.0%	1.0%
Ivy Ave. to California Ave.	20,812	22,989	35	1.0%	1.0%
California Ave. to Shamrock Ave.	13,861	15,311	35	1.0%	1.0%
Shamrock Ave. to Mountain Ave.	17,932	19,808	35	1.0%	1.0%
Mountain Ave to East City Bndry.	27,056	29,886	35	1.0%	1.0%
MAGNOLIA AVE					
Duarte Rd. to Foothill Freeway	3,086	3,409	35	1.0%	1.0%
Foothill Freeway to Huntington Dr	5,931	6,552	35	1.0%	1.0%
Huntington Dr. to Colorado Blvd.	4,787	5,288	30	1.0%	1.0%
Colorado Blvd. Foothill Blvd.	3,434	3,793	30	1.0%	1.0%
Foothill Blvd. to Hillcrest Blvd.	1,353	1,494	30	1.0%	1.0%
MAYFLOWER AVE.					
South City Boundry to Duarte Rd.	6,452	7,127	35	1.0%	1.0%
Duarte Rd. to Foothill Freeway	7,797	8,612	35	1.0%	1.0%
Foothill Freeway to Huntington Dr	14,986	16,554	35	1.0%	1.0%
Huntington Dr. to Colorado Blvd.	10,302	11,380	30	1.0%	1.0%
Colorado Blvd. to Foothill Blvd.	6,452	7,127	30	1.0%	1.0%
Foothill Blvd. to Hillcrest Blvd.	2,073	2,290	30	1.0%	1.0%
MONTEREY AVE.					
Huntington Dr. to Colorado Blvd.	5,827	6,437	30	0.0%	0.0%
MOUNTAIN AVE.					
Duarte Rd. to Foothill Freeway	12,383	13,679	40	1.25%	1.25%
Foothill Freeway to Huntington Dr	22,477	24,829	40	1.25%	1.25%
Huntington Dr. to Royal Oaks Dr.	14,412	15,920	40	1.25%	1.25%
Royal Oaks Dr. to Foothill Blvd.	11,863	13,104	40	1.25%	1.25%

Table 3 (cont'd). Traffic Data

LOCATION	Avg. Daily Traffic Volume For Year		Speed (mph)	Truck Percentages	
	2000	2010		Medium Trucks	Heavy Trucks
MYRTLE AVE.					
South City Boundry to Duarte Rd.	21,228	23,449	40	1.25%	1.25%
Duarte Rd. to Foothill Freeway	24,974	27,587	35	1.25%	1.25%
Foothill Freeway to Huntington Dr.	26,015	28,737	35	1.25%	1.25%
Huntington Dr. to Colorado Blvd,	16,337	18,047	30	1.25%	1.25%
Colorado Blvd. to Foothill Blvd.	10,822	11,955	30	1.25%	1.25%
Foothill Blvd. to Hillcrest Blvd.	3,434	3,793	30	1.25%	1.25%
ROYAL OAKS DR.					
California Ave. to Shamrock Ave.	1,852	2,045	30	0.0%	0.0%
Shamrock Ave. to Mountain Ave.	3,122	3,448	30	0.0%	0.0%
Mountain Ave. to East City Bndry	7,284	8,046	30	0.0%	0.0%
SHAMROCK AVE.					
Duarte Rd. to Foothill Freeway	3,850	4,253	35	1.25%	1.25%
Foothill Freeway to Huntington Dr	6,244	6,897	35	1.25%	1.25%
Huntington Dr. to Royal Oaks Dr.	8,117	8,966	35	1.25%	1.25%
Royal Oaks Dr. to Foothill Blvd.	3,434	3,793	35	1.25%	1.25%

Table 4. Summary of Noise Contour Calculations – Year 2000

LOCATION	Approx. Distance from Roadway Centerline to CNEL Noise Contours, feet			
	70 dBA	65 dBA	60 dBA	55 dBA
CALIFORNIA AVE.				
South City Bndry. to Duarte Rd.	- -	- -	129	383
Duarte Rd. to Evergreen Ave.	- -	- -	148	438
Central Ave. to Huntington Dr.	- -	- -	129	383
Huntington Dr. to Colorado Blvd.	- -	- -	- -	124
Colorado Blvd. to Foothill Blvd.	- -	- -	51	155
CENTRAL AVE.				
Magnolia Ave. to Myrtle Ave.	- -	65	172	495
COLORADO BLVD.				
Fifth Ave. to Madison Ave.	- -	- -	54	169
Madison Ave. to Mayflower Ave.	- -	- -	- -	129
Mayflower Ave. to Magnolia Ave.	- -	- -	- -	123
Magnolia Ave. to Myrtle Ave.	- -	- -	- -	75
Myrtle Ave. to California Ave.	- -	- -	- -	60
California Ave. to Shamrock Ave.	- -	- -	- -	- -
DUARTE RD.				
Fifth Ave. to Mayflower Ave.	- -	147	425	1139
Magnolia Ave. to Myrtle Ave.	- -	125	360	981
Myrtle Ave. to California Ave.	- -	81	243	690
California Ave. to Shamrock Ave.	- -	70	210	604
Shamrock Ave. to Moutain Ave.	- -	70	210	605
FIFTH AVE.				
Duarte Rd. to Huntington Dr.	- -	- -	135	399
Huntington Dr. to Colorado Blvd.	- -	- -	53	163
Colorado Blvd. to Foothill Blvd.	- -	- -	- -	132
Foothill Blvd. to Hillcrest Blvd.	- -	- -	- -	- -
FOOTHILL BLVD.				
Fifth Ave. to Madison Ave.	- -	108	310	856
Madison Ave. to Mayflower Ave.	- -	115	331	909
Mayflower Ave. to Magnolia Ave.	- -	118	339	930
Myrtle Ave. to California Ave.	- -	66	179	513
California Ave. to Shamrock Ave.	- -	95	272	761
Shamrock Ave. to Mountain Ave.	- -	75	208	592

'- -' Less than 50 feet

Table 4 (cont'd). Summary of Noise Contour Calculations – Year 2000

LOCATION	Approx. Distance from Roadway Centerline to CNEL Noise Contours, feet			
	70 dBA	65 dBA	60 dBA	55 dBA
HILLCREST BLVD.				
Fifth Ave. to Madison Ave.	- -	- -	- -	- -
Mayflower Ave. to Magnolia Ave.	- -	- -	- -	- -
HUNTINGTON DR.				
West City Boundary to Fifth Ave.	- -	76	186	523
Fifth Ave. to Foothill Freeway	- -	96	254	709
Foothill Freeway to Monterey Ave.	- -	89	230	646
Monterey Ave. to Mayflower Ave.	- -	144	403	1081
Mayflower Ave. to Magnolia Ave.	- -	105	284	786
Magnolia Ave. to Myrtle Ave.	- -	130	362	981
Myrtle Ave. to Ivy. Ave.	- -	140	392	1056
Ivy Ave. to California Ave.	- -	106	287	794
California Ave. to Shamrock Ave.	- -	80	199	559
Shamrock Ave. to Mountain Ave.	- -	70	95	467
Mountain Ave to East City Bndry.	- -	131	364	986
MAGNOLIA AVE				
Duarte Rd. to Foothill Freeway	- -	- -	- -	143
Foothill Freeway to Huntington Dr.	- -	- -	89	266
Huntington Dr. to Colorado Blvd.	- -	- -	57	172
Colorado Blvd. Foothill Blvd.	- -	- -	- -	128
Foothill Blvd. to Hillcrest Blvd.	- -	- -	- -	- -
MAYFLOWER AVE.				
South City Boundry to Duarte Rd.	- -	- -	97	289
Duarte Rd. to Foothill Freeway	- -	- -	116	344
Foothill Freeway to Huntington Dr.	- -	72	216	620
Huntington Dr. to Colorado Blvd.	- -	- -	119	355
Colorado Blvd. to Foothill Blvd.	- -	- -	78	234
Foothill Blvd. to Hillcrest Blvd.	- -	- -	- -	79
MONTEREY AVE.				
Huntington Dr. to Colorado Blvd.	- -	- -	- -	116
MOUNTAIN AVE.				
Duarte Rd. to Foothill Freeway	- -	105	300	832
Foothill Freeway to Huntington Dr.	67	179	516	1350
Huntington Dr. to Royal Oaks Dr.	- -	110	328	906
Royal Oaks Dr. to Foothill Blvd.	- -	64	134	279

'- -' indicates less than 50 feet

Table 4 (cont'd). Summary of Noise Contour Calculations – Year 2000

LOCATION	Approx. Distance from Roadway Centerline to CNEL Noise Contours, feet			
	70 dBA	65 dBA	60 dBA	55 dBA
MYRTLE AVE.				
South City Boundry to Duarte Rd.	64	170	490	1291
Duarte Rd. to Foothill Freeway	- -	149	430	1150
Foothill Freeway to Huntington Dr.	- -	154	446	1188
Huntington Dr. to Colorado Blvd.	- -	78	237	675
Colorado Blvd. to Foothill Blvd.	- -	- -	152	448
Foothill Blvd. to Hillcrest Blvd.	- -	- -	- -	142
ROYAL OAKS DR.				
California Ave. to Shamrock Ave.	- -	- -	- -	- -
Shamrock Ave. to Mountain Ave.	- -	- -	- -	- -
Mountain Ave. to East City Bndry	- -	- -	- -	149
SHAMROCK AVE.				
Duarte Rd. to Foothill Freeway	- -	- -	98	293
Foothill Freeway to Huntington Dr.	- -	51	156	458
Huntington Dr. to Royal Oaks Dr.	- -	63	191	554
Royal Oaks Dr. to Foothill Blvd.	- -	- -	84	252

'- -' indicates less than 50 feet

Table 5. Summary of Noise Contour Calculations – Year 2010

LOCATION	Approx. Distance from Roadway Centerline to CNEL Noise Contours, feet			
	70 dBA	65 dBA	60 dBA	55 dBA
CALIFORNIA AVE.				
South City Bndry. to Duarte Rd.	- -	- -	142	419
Duarte Rd. to Evergreen Ave.	- -	54	163	479
Central Ave. to Huntington Dr.	- -		142	419
Huntington Dr. to Colorado Blvd.	- -	- -	- -	136
Colorado Blvd. to Foothill Blvd.	- -	- -	56	171
CENTRAL AVE.				
Magnolia Ave. to Myrtle Ave.	- -	70	189	541
COLORADO BLVD.				
Fifth Ave. to Madison Ave.	- -	- -	59	187
Madison Ave. to Mayflower Ave.	- -	- -	- -	143
Mayflower Ave. to Magnolia Ave.	- -	- -	- -	136
Magnolia Ave. to Myrtle Ave.	- -	- -	- -	83
Myrtle Ave. to California Ave.	- -	- -	- -	66
California Ave. to Shamrock Ave.	- -	- -	- -	55
DUARTE RD.				
Fifth Ave. to Mayflower Ave.	61	161	465	1233
Magnolia Ave. to Myrtle Ave.	- -	136	394	1064
Myrtle Ave. to California Ave.	- -	89	267	752
California Ave. to Shamrock Ave.	- -	77	231	659
Shamrock Ave. to Moutain Ave.	- -	77	231	659
FIFTH AVE.				
Duarte Rd. to Huntington Dr.	- -	- -	149	437
Huntington Dr. to Colorado Blvd.	- -	- -	59	179
Colorado Blvd. to Foothill Blvd.	- -	- -	- -	145
Foothill Blvd. to Hillcrest Blvd.	- -	- -	- -	- -
FOOTHILL BLVD.				
Fifth Ave. to Madison Ave.	- -	118	339	930
Madison Ave. to Mayflower Ave.	- -	125	362	987
Mayflower Ave. to Magnolia Ave.	- -	129	371	1010
Myrtle Ave. to California Ave.	- -	72	196	560
California Ave. to Shamrock Ave.	- -	104	298	826
Shamrock Ave. to Mountain Ave.	- -	81	228	646

'- -' indicates less than 50 feet

Table 5 (cont'd). Summary of Noise Contour Calculations – Year 2010

LOCATION	Approx. Distance from Roadway Centerline to CNEL Noise Contours, feet			
	70 dBA	65 dBA	60 dBA	55 dBA
HILLCREST BLVD.				
Fifth Ave. to Madison Ave.	- -	- -	- -	- -
Mayflower Ave. to Magnolia Ave.	- -	- -	- -	- -
HUNTINGTON DR.				
West City Boundary to Fifth Ave.	- -	81	203	571
Fifth Ave. to Foothill Freeway	- -	103	278	772
Foothill Freeway to Monterey Ave.	- -	95	252	704
Monterey Ave. to Mayflower Ave.	- -	157	440	1171
Mayflower Ave. to Magnolia Ave.	- -	114	311	853
Magnolia Ave. to Myrtle Ave.	- -	141	396	1064
Myrtle Ave. to Ivy. Ave.	- -	153	429	1144
Ivy Ave. to California Ave.	- -	115	314	862
California Ave. to Shamrock Ave.	- -	85	217	610
Shamrock Ave. to Mountain Ave.	- -	102	274	762
Mountain Ave to East City Bndry.	- -	142	398	1070
MAGNOLIA AVE				
Duarte Rd. to Foothill Freeway	- -	- -	52	157
Foothill Freeway to Huntington Dr.	- -	- -	98	293
Huntington Dr. to Colorado Blvd.	- -	- -	62	189
Colorado Blvd. Foothill Blvd.	- -	- -	- -	141
Foothill Blvd. to Hillcrest Blvd.	- -	- -	- -	- -
MAYFLOWER AVE.				
South City Boundry to Duarte Rd.	- -	- -	107	317
Duarte Rd. to Foothill Freeway	- -	- -	128	377
Foothill Freeway to Huntington Dr.	- -	80	237	676
Huntington Dr. to Colorado Blvd.	- -	- -	131	389
Colorado Blvd. to Foothill Blvd.	- -	- -	86	257
Foothill Blvd. to Hillcrest Blvd.	- -	- -	- -	87
MONTEREY AVE.				
Huntington Dr. to Colorado Blvd.	- -	- -	- -	142
MOUNTAIN AVE.				
Duarte Rd. to Foothill Freeway	- -	114	329	904
Foothill Freeway to Huntington Dr.	72	197	563	1457
Huntington Dr. to Royal Oaks Dr.		121	360	984
Royal Oaks Dr. to Foothill Blvd.	- -	101	301	836

'- -' indicates less than 50 feet

Table 5 (cont'd). Summary of Noise Contour Calculations – Year 2010

LOCATION	Approx. Distance from Roadway Centerline to CNEL Noise Contours, feet			
	70 dBA	65 dBA	60 dBA	55 dBA
MYRTLE AVE.				
South City Boundry to Duarte Rd.	69	187	536	1395
Duarte Rd. to Foothill Freeway	62	163	470	1245
Foothill Freeway to Huntington Dr.	64	169	488	1285
Huntington Dr. to Colorado Blvd.	- -	86	260	735
Colorado Blvd. to Foothill Blvd.	- -	55	168	490
Foothill Blvd. to Hillcrest Blvd.	- -	- -	52	157
ROYAL OAKS DR.				
California Ave. to Shamrock Ave.	- -	- -	- -	- -
Shamrock Ave. to Mountain Ave.	- -	- -	- -	72
Mountain Ave. to East City Bndry	- -	- -	54	164
SHAMROCK AVE.				
Duarte Rd. to Foothill Freeway	- -	- -	107	322
Foothill Freeway to Huntington Dr.	- -	56	171	501
Huntington Dr. to Royal Oaks Dr.	- -	69	210	605
Royal Oaks Dr. to Foothill Blvd.	- -	- -	92	276

'- -' indicates less than 50 feet

IV. Noise Control Program

The propagation of noise in a community can conceptually be considered to consist of three interrelated components: the source of the noise itself, the path over which the noise is transmitted, and the receiver (hearer) of the noise. Consequently, in considering the various approaches to controlling undesirable levels of noise exposure, modifications to one or more of these three components are required.

The most effective method of noise control involves physical or operational modifications at the source. For example, the source may be rerouted through a less sensitive area, or restrictions on operational speed, time of day or source type may be imposed. Elimination of night truck traffic on certain streets and a ban on blowing horns, are examples of such operational restrictions.

Modifications to the path along which the noise is propagated should also be considered in dealing with problems of noise exposure. In this regard, there are a wide range of options related to the use of barriers or shields between the source and the receiver. Often the most effective barrier is a wall or earth-berm/wall combination. The wall must be sufficiently high to shield the observer from all sources of noise, such as the exhaust stacks of diesel trucks, and sufficiently long to shield from the horizontal extent of the source. Alternatively, large commercial structures can be located in such a way as to shield single-family residential structures from a highway, for example. Multi-story apartment houses can be similarly used if planned so that there are no windows facing the highway, and the use of air conditioning in any building can permit occupants to close windows and doors; however, it must be recognized that these techniques themselves may present adverse effects. Careful attention to the acoustical details of wall constructions and the coverings of walls and floors can also greatly reduce the noise within any building.

As a further example, proper architectural planning can effectively limit intruding noise by ensuring that those functions that are more compatible with noise are placed in the noisier locations of the building, and that the noise sensitive areas are shielded by less sensitive areas.

The use of landscaping is often effective in alleviating noise problems, although it is usually improperly implemented because the reason for its effectiveness is usually misunderstood. Trees can provide reasonable attenuation of noise levels (on the order of 5 dB per hundred feet of thickness, up to about 10 dB maximum) if they are dense and high enough to completely shield the view of the noise source and the forested area is long enough to cover a wide angle of view. However, in most urban situations there is not sufficient room to introduce a thick enough belt of trees to yield any significant amount of attenuation, and the time involved in growing trees of sufficient height can be a major consideration. Nonetheless, even though the reduction in noise levels may not be significant, it has been found that the psychological benefit of even a moderately narrow strip of trees greatly reduces complaints about noise exposure.

Usually the most practical means of noise control for the City is modification of the portion of the path, which is closest to the receiver, namely the structure surrounding the receiver. This involves land use planning, including control of the use for development of currently vacant lands of all types, as well as conversion of existing land usage to usage more compatible with the noise exposure. Land use planning includes all the technological, planning, political, funding and operational processes essential to good management, and thereby may involve zoning processes, negotiated acquisition and condemnation.

In order to protect the citizens of the City from the adverse effects of an uncontrolled noise environment, the City of Monrovia will continue to undertake a "noise control program," including the control of noise at its source, and the attenuation of noise between the source and the receiver.

Program No. 1: The City will continue to implement and enforce the City of Monrovia's noise ordinance for the control of unnecessary and unwanted noises.

The ordinance should be enforced by the Building and Planning Department and the Police Department. The noise ordinance enforcement program should be provided with the necessary funding and expertise to ensure its effective enforcement.

Program No. 2: The City will extend the California Building Code (California Code of Regulations, Title 24, Part 2, Appendix Chapter 12) requirements for noise mitigation in the design and construction of new multi-family residential developments, hotels, motels, dormitories, and apartment houses to include all types of residential developments.

The regulations state that:

> "Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either ... Ldn or ... CNEL, consistent with the noise element of the general plan."

Additionally, an acoustical design analysis shall be required of any planned residential building or structure which is to be located where the exterior CNEL or Ldn exceed 60 dB. The residential design should be such that the interior living spaces are exposed to an Ldn or CNEL of no more than 45 dB. This may be accomplished by implementing a combination of the following:

1. A reduction of the exterior noise to which the dwelling is exposed.

2. Installing sound rated windows suitable for the noise reduction required.

3. Configuring and insulating exterior walls and roofing systems to reduce the interior noise to acceptable levels.

4. Locating (or eliminating) vents, mail slots, etc., to minimize sound propagation into the home.

5. Installing forced air ventilation as needed to provide a habitable living space if the interior Ldn or CNEL level is to be met with all or some windows closed.

Program No. 3: The City may implement a noise zoning code, defining compatible land usage requirements based on the guidelines of Figure 2. The City would require an analysis of whether or not the proposed development would be in compliance with this code. If the development falls in the CNEL or Ldn range above that indicated for the normally acceptable category, noise control design steps must be included in the project plans.

Program No. 4: The City will periodically review other elements of the General Plan for inclusion of possible revisions giving recognition to noise level/land use relationships. To some degree, all the elements of the General Plan are related and interdependent. The Noise Element is closely related to a number of elements of the General Plan including Land Use, Circulation,

Housing, and Conservation and Open Space. The City should review these related elements and revise them where necessary to protect the noise environment of Monrovia.

Program No. 5: The California Motor Vehicle Code specifies maximum allowable noise levels for cars and trucks under a variety of operating conditions on State highways. The City will enforce them on City streets.

Program No. 6: Future projects within the City will reflect a consciousness on the part of the City regarding the reduction of unnecessary noise near noise-sensitive areas such as residences, schools, parks, hospitals, libraries, and convalescent homes.

Actions that can be taken to implement this program can include:

1. Maintain liaison with transportation agencies such as Caltrans and the FHWA regarding the reduction of noise from existing facilities. The design and location of new facilities will also be considered.

2. Consideration should be given to buffering noise-sensitive areas from noise-generating land uses.

3. Noise monitoring within the City will be an ongoing process conducted by the appropriate departments.

4. Ensure that the segment of the Pasadena Blue Line Extension project that would go through the City of Monrovia will be designed to meet FTA and other relevant noise criteria; close attention shall be paid to the potential adverse noise effects on residences and other noise sensitive receptors located in the vicinity of the proposed Blue Line station near the Myrtle Avenue / Duarte Road intersection, as well a along the transit route.

5. Close attention shall be paid to the noise evaluation in environmental assessments, environmental impact reports and environmental impact statements.

Program No. 7: The City will consider noise control requirements for all new equipment purchases. Noise levels produced by equipment will be considered a factor in the procurement process. Various City departments may be involved in the procurement of noise producing equipment such as compressors, air conditioners, and other fixed and mobile machinery. These types of operating equipment may be purchased with the necessary noise abating equipment installed.

V. Document Preparation Resources

1. Persons Contacted

City of Monrovia
Alice Griselle, AICP, Planning Division
Barbara Lynch, Planning Division

Regulatory Resources

- Section 1208A of the 1998 California Building Code (Title 24, Part 2, California Code of Regulations)
- City of Monrovia, Noise Control Ordinance, Chapter 9.44 of the Municipal Code.
- Land Use Compatibility, State of California General Plan Guidelines, Governor's Office of Planning and Research, 1998.

2. Document Preparers

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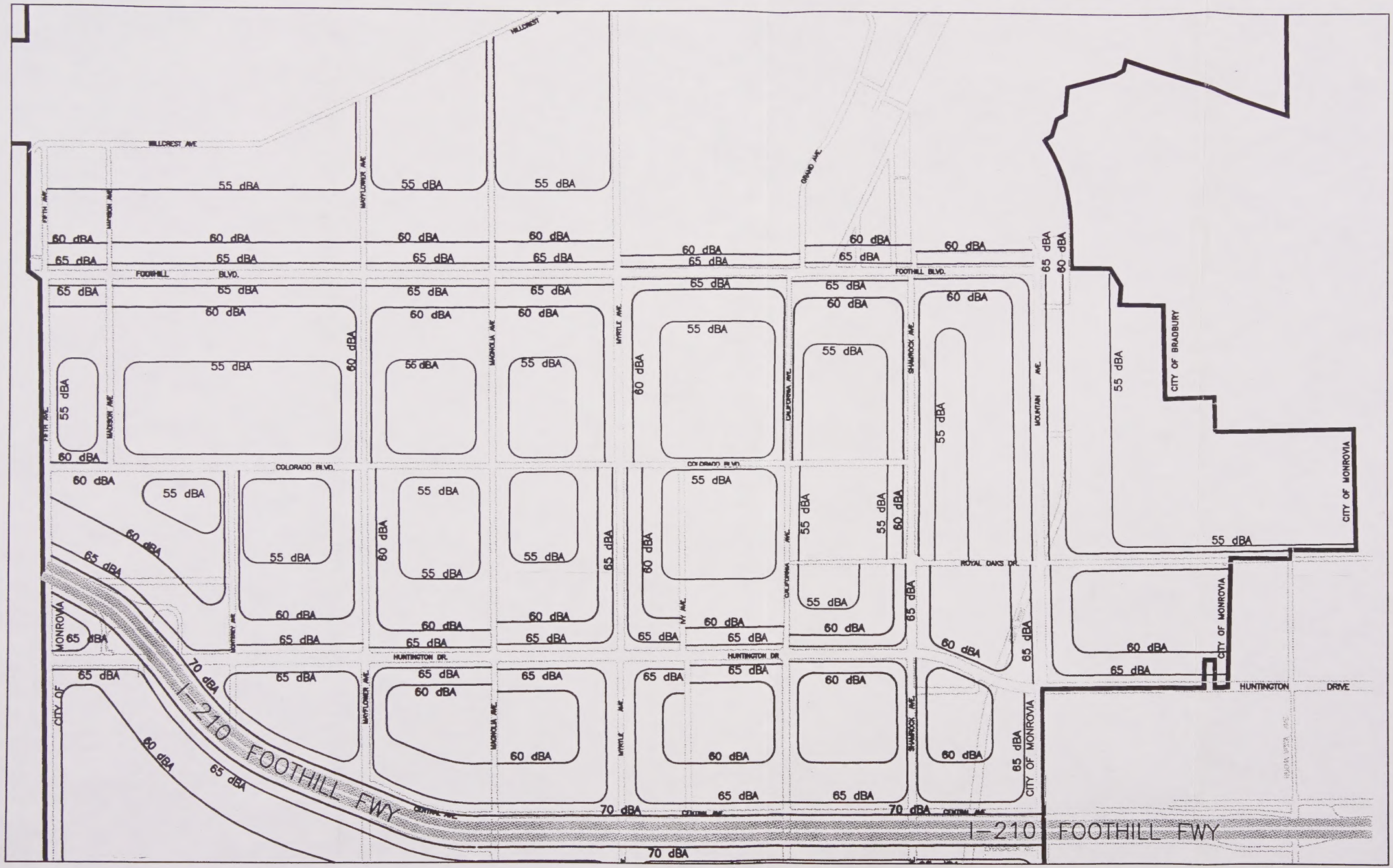

Source:
PARSONS ENGINEERING SCIENCE, INC

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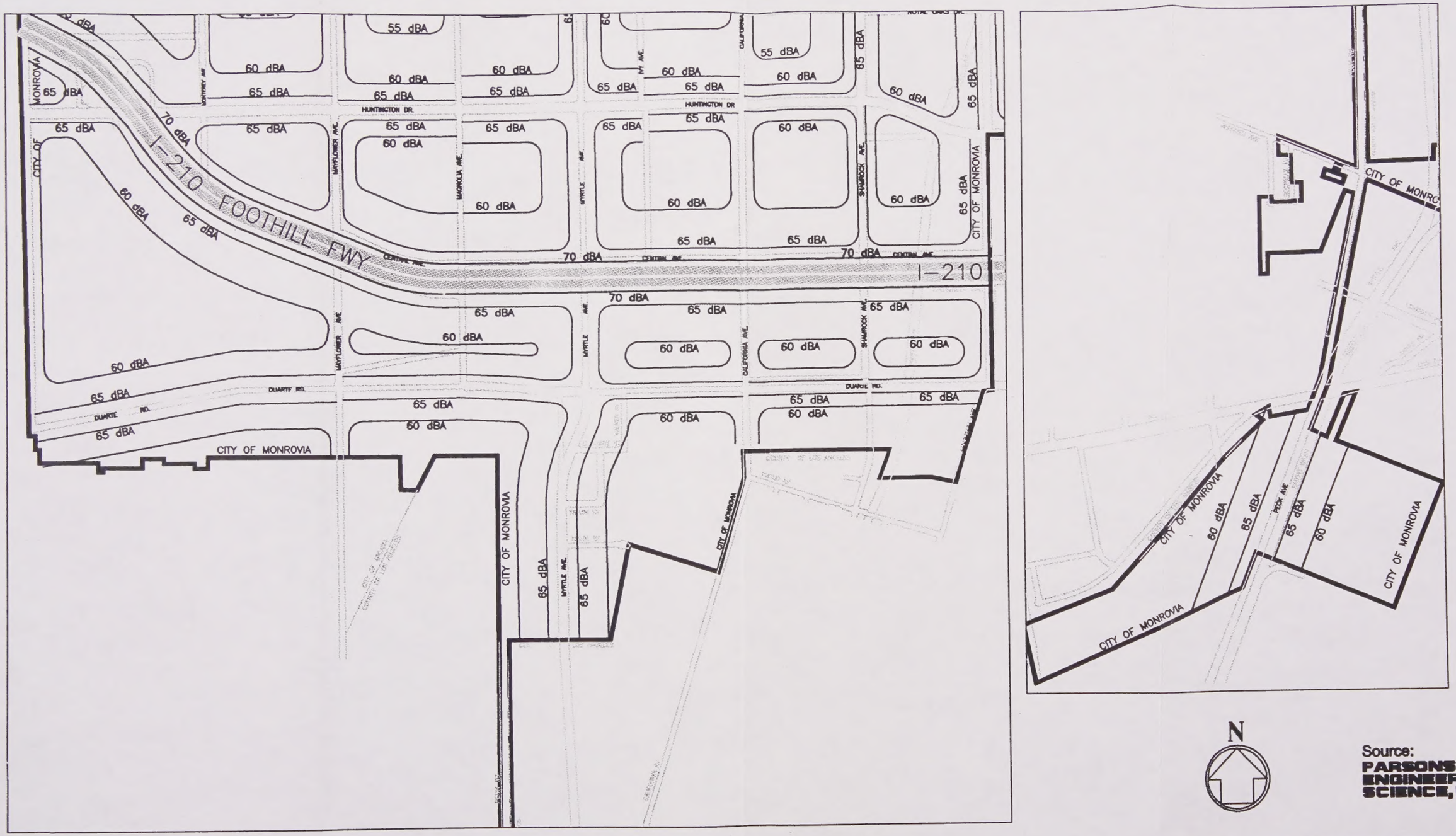
SCALE: 1" = 1000'

Legend

70 dBA CNEL
65 dBA CNEL
60 dBA CNEL
55 dBA CNEL

FIGURE 4
NORTH OF I-210 FREEWAY
YEAR 2000 NOISE CONTOURS

CITY OF MONROVIA
NOISE ELEMENT



Source:
PARSONS ENGINEERING SCIENCE, INC

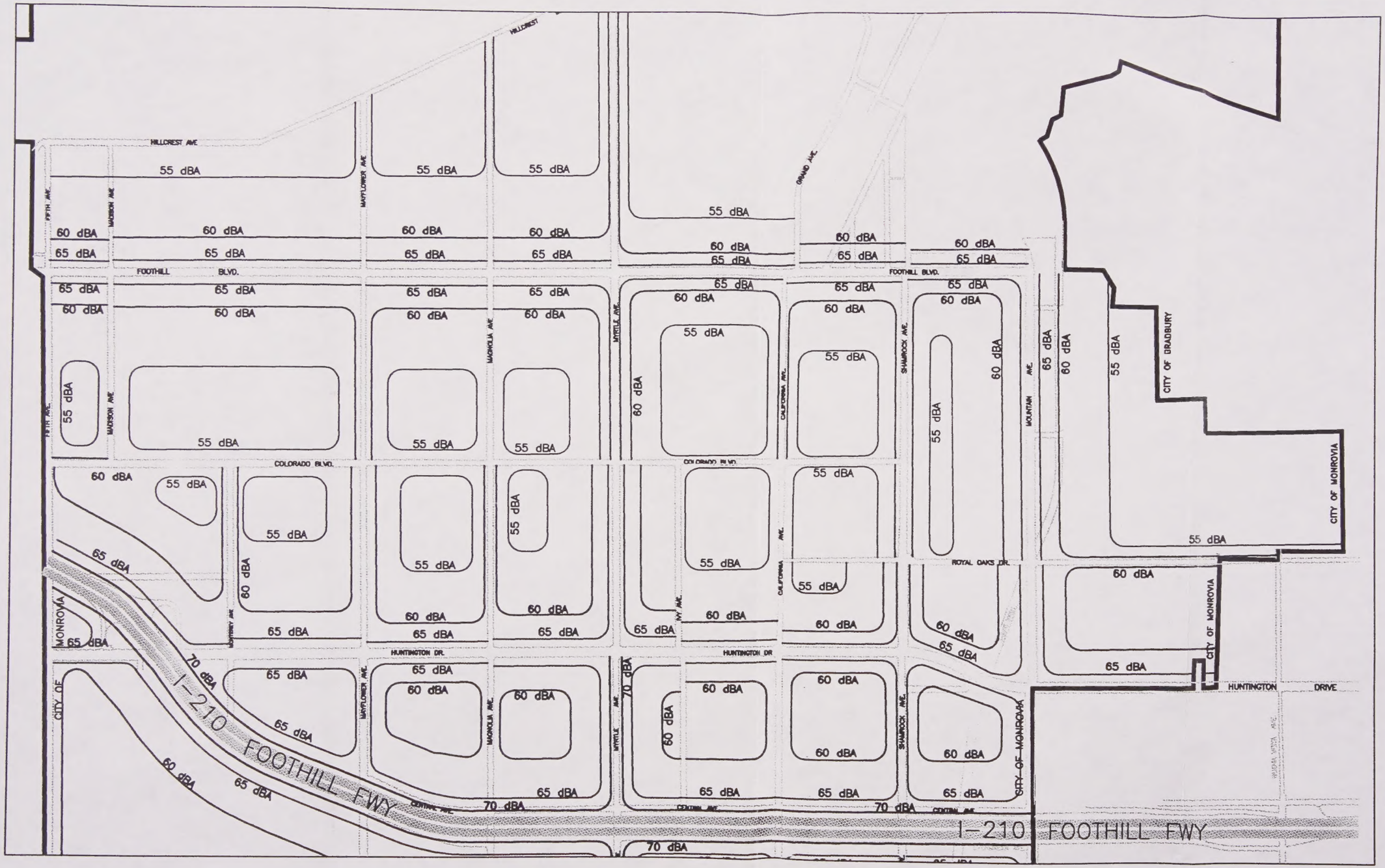
0 1000 2000
SCALE: 1" = 1000'

Legend

- 70 dBA CNEL
- 65 dBA CNEL
- 60 dBA CNEL
- 55 dBA CNEL

FIGURE 5
SOUTH OF I-210 FREEWAY
YEAR 2000 NOISE CONTOURS

CITY OF MONROVIA
NOISE ELEMENT



Source:
PARSONS ENGINEERING SCIENCE, INC

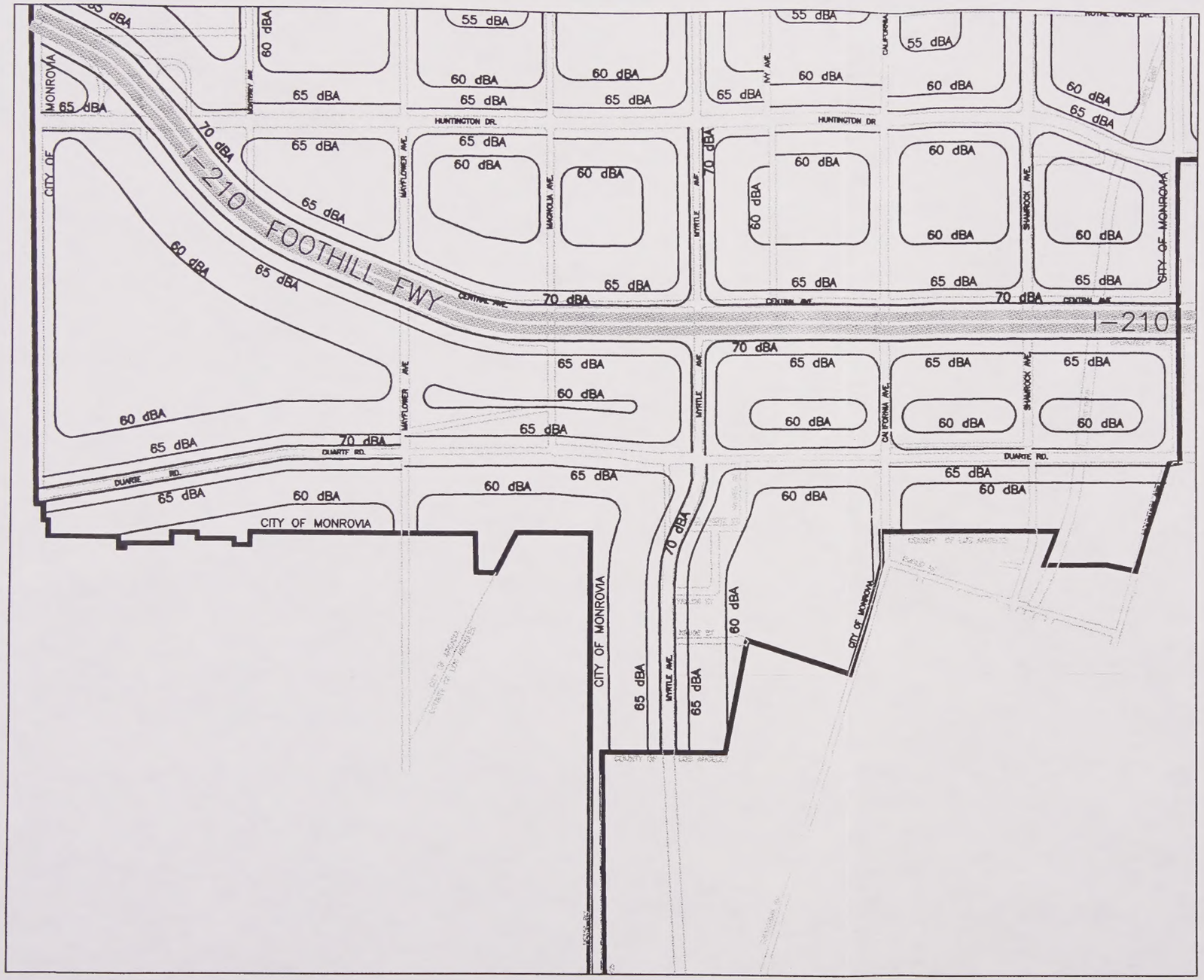
0 1000 2000
SCALE: 1" = 1000'

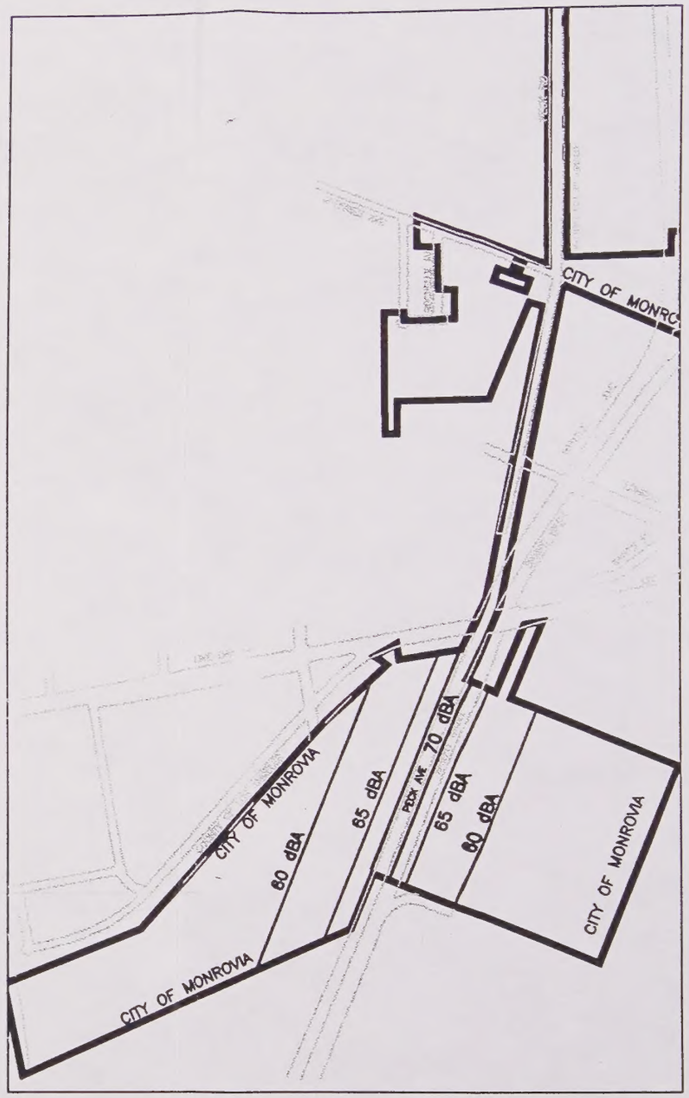
Legend

- 70 dBA CNEL
- 65 dBA CNEL
- 60 dBA CNEL
- 55 dBA CNEL

FIGURE 6
NORTH OF I-210 FREEWAY
YEAR 2010 NOISE CONTOURS

CITY OF MONROVIA
NOISE ELEMENT





Source:
PARSONS ENGINEERING SCIENCE, INC

0 1000 2000
SCALE: 1" = 1000'

Legend

- 70 dBA CNEL
- 65 dBA CNEL
- 60 dBA CNEL
- 55 dBA CNEL

FIGURE 7
SOUTH OF I-210 FREEWAY
YEAR 2010 NOISE CONTOURS

CITY OF MONROVIA
NOISE ELEMENT

RECREATION AND OPEN SPACE ELEMENT

OF THE

CITY OF MONROVIA

GENERAL PLAN

Prepared by
Victor Gruen Associates

Adopted January 4, 1966

INTRODUCTION

The Recreation Plan, as shown, indicates those areas of the city requiring additional physical facilities to accommodate the recreational and leisure time needs of all age groups within the city. The plan anticipates future needs based on increased population and establishes policies and programs for their long-range development. In some instances implementation of the program will require cooperation of two agencies in both development and program. In the case of school-City playgrounds the Recreation Plan endeavors to relate both programs to each other and to the land use plan.

Generally accepted national standards indicate that a city should provide one acre of recreational space for each 100 persons. At this rate, which is seldom achieved by older cities, Monrovia would currently need approximately 320 acres. At the present time the City has 115 acres developed and almost unlimited land in the mountains with potential for development. Although the City can, in the future, meet these gross area requirements, the major problem lies in the distribution of this area by specific types of facilities. The critical need is in the provision of small play lots, playgrounds and neighborhood parks. One of the important elements in a recreation plan is a guide to the amount and types of facilities needed in the future. The following standards provide such a general guide.

OBJECTIVES

1. To make available parks, playgrounds and open spaces which will satisfy the cultural, recreational and leisure time needs of the residents of Monrovia.

2. To protect and preserve existing facilities and natural resources of the area as much as possible.

3. To encourage use of those areas of the city which have scenic, historical and locational advantages.

PRINCIPLES

1. Provision should be made for a community-wide system of recreation facilities and open spaces to meet the needs for recreation and esthetic experience of all age groups.

2. In planning these facilities, State, County and local commercial facilities should be taken into account to avoid duplication.

3. Planning of open spaces should be coordinated with County and State agencies.

4. Land should be reserved and preserved for drainage, easements and watersheds.

STANDARDS

Basic standards utilized are from the National Recreational Association.

Facility	Population Standard
Play Lot	.33 acres/1,000
Neighborhood Park	2.00 acres/1,000
Play Field	1.50 acres/1,000
City Park	2.00 acres/1,000
Tennis Courts	1 court/2,000
Softball	1 field/5,000
Baseball	1 field/6,000
Golf	1 course/50,000
Community Building	1 each/20,000

PROPOSED IMPROVEMENTS

The general standards previously shown, although desirable, cannot be achieved by every city. In the case of Monrovia rapid land absorption, lack of vacant land and high land values may preclude reaching these standards. The City should be aware, however, of the type and amount of land needed for recreation in the future. These standards, together with neighborhood and city population projections, can provide this guide.

The major need for facilities is in the provision for small play lots in the neighborhoods to serve approximately a one-fourth mile radius. These lots have not been indicated on the Recreation Plan since it would involve designating a single lot currently occupied. Acquisition of land for these 4,000 to 6,000 square foot facilities will have to be on a long-term basis as the City may be able to acquire and develop them. Suggestions for this type of development are shown in the Neighborhood Improvement section of Special Studies in the back of this report.

It would be desirable to provide an additional City park comparable in size to Library Park in the western section of the city. Due to the difficulty and cost of assembling this amount of land, it has been proposed to supplement this type of facility with five neighborhood parks, ten school-City playground facilities and a major expansion of Monrovia Canyon Park.

Although the City may not be able in the future to provide the ideal type of location of facilities, it will be able to provide sufficient recreational space to meet the demands while enhancing the beauty and desirability of the city as a place to live.

Community Center: Although elements normally associated with a community building are located throughout the city, the quantities are not sufficient nor are they properly located or organized into an efficiently functioning unit. The ideal location of such a facility would be adjacent to Library Park. In this location it could supplement the facilities in Library Park for senior citizens, and it would be centrally located for the entire city.

Facilities proposed for the center would include:

1. Combination gymnasium-auditorium to accommodate a standard basketball court and portable seating for 300. A stage should be provided with seating storage underneath.
2. Locker and shower rooms.
3. Exercise rooms.
4. Reading room and lounge.
5. Four or five hobby rooms.
6. Music Listening rooms.
7. Kitchen.

8. Restrooms.

9. Lobby.

10. Storage.

11. Office.

Total area required for the building would be approximately 22,000 square feet. Parking for the facility should occupy approximately 21,000 square feet.

City Parks: The city is critically short of park land to serve the entire city. Since acquisition of sufficient land in the developed areas would be extremely difficult and expensive, it is necessary that existing parks be more efficiently utilized and supplemented by other facilities in Canyon Park.

Canyon Park

Although owned by the City, the Park serves as a district or small regional park. There are 400 acres of land in this area owned by the City which could be developed on a limited basis. At the present time only 80 acres of this land are developed. Following are proposals for development of this land.

Utilize funds from State Park Bond Act in the amount of $48,000 to partially accomplish:

a. Acquisition of 80 acres of land in Emerson Flats.

b. Modernize existing picnic areas and provide additional sites.

c. Construction of rustic amphitheater.

d. Extend existing trails and construct new ones.

e. Improve sanitary facilities.

f. Provision of interpretative program facilities.

g. Additional parking

h. Expand nature museum.

i. Additional play areas.

j. Provision of trail markers.

An area of approximately 800 acres northeast of Sawpit Reservoir has been designated as a regional park on the Los Angeles County Master Plan—Recreation Element. It has been referred to as the Monrovia Area-Sawpit Canyon Park. The development of this area by

the County and City could certainly be a recreational asset to the City. It could also provide some problems if not properly planned. Access to the area is limited to Canyon Boulevard, designated in part as a secondary highway. Traffic generation by the facility could impose unreasonable loads on residential sections of the city. To this extent, the City should work closely with the County in planning improvements for this and possible alternate access routes. This park combined with Monrovia Canyon Park would provide a 1,300-acre facility of major importance.

Recreation Park

Improvements proposed to Recreation Park include:

a. Redesign and equip two play areas.

b. Remodel or replace existing bathhouse.

c. Remodel swimming pool.

d. Remodel baseball stands to seat 750.

Library Park

This center city park of 4.5 acres serves a multi-purpose function. It not only provides an outstanding service to the retail area, a central library site and a community active area, but also provides some active facilities for the senior citizens. It is extremely important that this facility be maintained intact with the exception of expansion of the library.

Neighborhood Parks: At the present time only one such facility exists, with another in the planning stage. Four additional parks are proposed.

Grand Avenue

This 2.7-acre park is currently under development to provide a needed facility for the northeast section of the city. It is recommended that attempts be made to expand this park into approximately a 12-acre flood control facility. This 12-acre area could be designed into a much needed nine-hole par three golf course with parking and a small clubhouse.

Lime-California

This area, containing approximately .75 acres, is currently under development as a small neighborhood park. The area should be expanded to an additional .75 acres to provide facilities needed in a higher density neighborhood.

Walnut-Olive Area

It is proposed that Olive Avenue from Mayflower to a point 600 feet west, continue to serve its present function. The railroad right-of-way, approximately 70 feet wide, should be developed from the end of this strip to Fifth Avenue as an open green area for a pedestrian path and play area. The entire area from Mayflower to Fifth Avenue continues approximately 5.8 acres. As properties along this right-of-way between Monterey and Fifth Avenue might become available, they should be acquired and developed as a neighborhood park.

Alamitas Street

The area bounded by the railroad, the southern city limits, Mayflower and Fifth Avenue contains no recreation facilities. A neighborhood park of two to three acres should be developed to serve this area.

Cloverleaf Area

Although this area contains larger lots and more open space than the remainder of the city, there is a need for a park site to serve the area. Acquisition of a three- to five-acre site should be considered at an early date before land prices are accelerated by adjacent development.

School-City Playgrounds: The School section of this report recommends the expansion of several existing school sites and the acquisition of new sites for proposed new schools. The expansion program is designed primarily for the addition of playground space. It would be desirable for the City to acquire additional adjacent land for a combined larger playground area. Although the City portion of playground area would be developed by the Parks and Recreation Division, title to the land should be held by the City. Cooperative maintenance and operation of the facility should be effected. Following is a tabulation of the proposed School-City playgrounds, their location and area.

School	City Area
Santa Fe	1.45 acres
Fano Street	1.15 acres
Olive Street	1.37 acres
Upper Canyon	2.00 acres
Prospect	.75 acres
Wildrose	.23 acres
Clifton	.83 acres
New H. S.	3.00 acres
Mayflower	.96 acres
Huntington	1.60 acres
Total	13.16 acres

Estimated Future Budget: Current expenditures for recreation, not including the street tree planting program, amount to approximately $4.50 per capita compared to a desirable average of $6. Following is a projected budget based on future population estimates for current and desirable per capita expenditures.

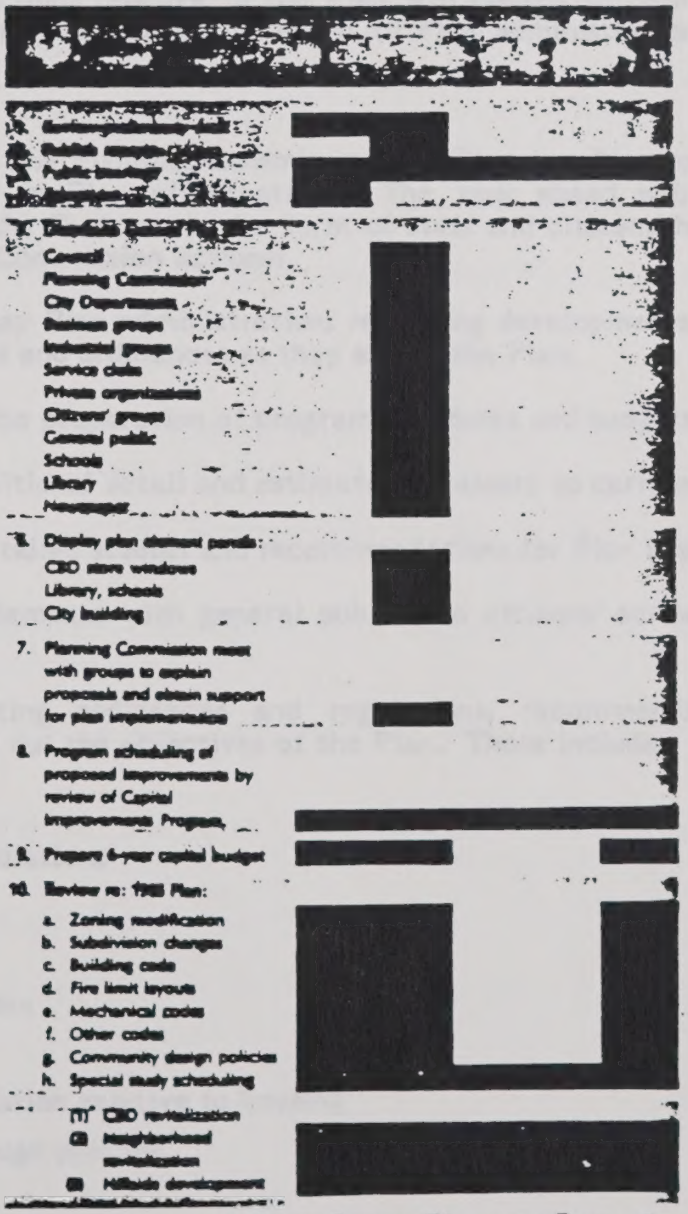
	$4.50/cap.	$6.00/cap.
1965	$140,000	$186,600
1970	160,600	214,200
1975	180,400	240,600
1980	227,700	303,600
1985	273,100	364,200

IMPLEMENTATION

The preceding sections of this report have presented proposals for the long-range improvement of almost every major element of public and private interest in Monrovia. No matter how well these proposals may have been conceived, they will be of little or no benefit to the city unless they are adopted, financed and vigorously pursued.

The key to implementing the Plan is cooperation. This effort involves the entire city—public, business, industrial and private interests. Cooperation can be achieved to the highest degree with the broad understanding by a large cross section of the city, of the goals, objectives and the long-range benefits to the general public within a reasonable tax structure.

The "Action Chart" graphically indicates the sequential steps necessary to carry out the proposals of the General Plan and illustrates the degree of cooperation and involvement of Monrovia citizens.



RESPONSIBILITIES FOR IMPLEMENTATION

The State law sets forth planning responsibilities, however they can be generally defined as follows: Council--legislative, Planning Commission--administrative, and citizens' groups--advisory.

City Council: The role of the City Council in implementing the General Plan is the vital and final legislative action necessary to legal Plan execution. The important first step is the conduct of public hearings and adoption of the Comprehensive General Plan. Following adoption, the Capital Improvements Program is initiated by scheduling improvements by year of priority. This step is accomplished together with the Planning Commission, City departments and citizens' groups. As a minimum, the first six years of the Capital Improvements Program should be budgeted in a six-year capital budget.

Council's subsequent actions relative to the Plan will consist of receiving recommendations from the Planning Commission in regard to Plan administration, enforcement and amendment.

Planning Commission: The Planning Commission and Planning Director have perhaps the greatest responsibility in Plan effectuation. The task ahead will no doubt require considerable help for the Director in the form of staff and citizens' help. Following is a partial list of possible Commission actions:

1. Continue day-to-day Plan administration, reviewing developments for legal conformance to regulations and ordinances as they affect the Plan.

2. Assist Council in the preparation of program schedules and budgets.

3. Preparation of additional detail and estimates necessary to carry out Plan proposals.

4. Prepare special detailed studies and recommendations for Plan implementation.

5. Review of Plan elements with general public and citizens' advisory groups for Plan implementation.

6. Re-draft of existing ordinances and regulations, recommending changes where necessary to carry out the objectives of the Plan. These include:

   a. Zoning
   b. Subdivision regulations
   c. Setback lines
   d. Fire limits
   e. Mechanical codes
   f. Building code
   g. Health or sanitation relative to housing
   h. Community design policies

7. ~~Recommendations for Plan amendment where necessary.~~

8. Periodic review of the General Plan to determine its conformance to objectives set forth in view of changing conditions.

9. Adopt habit of constant reference to the Plan on each application for land use change or development. Policy determination should not be judged on the location of the development alone but rather on how that development affects the goals of the Plan for the entire city.

10. Develop record keeping system which will reflect changes in development patterns that will be effective in keeping Plan current. If the City administration, at some future date, acquires a computer or data processing equipment, the Planning Department records should be put on cards for accurate and repaid summation of changing statistical data.

11. Initiate and guide implementation of projects proposed in the Special Studies section of this report to include:

    a. Commercial revitalization

    b. Neighborhood improvement

    c. Hillside development

12. Active coordination among City departments toward Plan implementation.

13. Continuing research.

Citizens' Groups: If given an active role, objectives and incentive, citizens' groups can perform an important function in Plan implementation.

1. Assist in interpreting the thinking and desires of the public to the Planning Commission.

2. Perform direct services in the nature of surveys, opinion polls and even carrying out small community projects.

3. Collaborate with the Planning Commission in determining policies and measures for carrying them out.

4. Assist in informing the people of the city regarding the purpose and methods of planning in general and the plans of the Commission specifically.

5. Provide support in carrying out the Plan.

6. Support and vote on issues for public improvements as proposed by the General Plan.

RECOMMENDED ORDINANCE CHANGES

The existing zoning and subdivision ordinances enacted in 1958 and 1959 substantially contain adequate provisions for the effective legal implementation of the General Plan. There are, however, certain concepts new to Monrovia which will require changes in zones and controls:

Zoning Districts

1. The Hillside area north of Scenis Drive should be designated as a low-density special residential district. The entire district should be considered as a single unit in which dwelling unit densities per parcel ownership would not exceed five-tenths to one dwelling unit per acre. "Developable" area within one ownership would be permitted higher denisity as long as adequate open space were provided to maintain overall density.

2. The area designated "Center City Area" should be given a special zone to permit development of a true cultural center. Permitted used should include retail, office, business, civic center, public uses, parking, recreation, and multiple housing.

3. The "C-M" (commercial manufacturing) zone should be re-evaluated to determine if stringent performance standards may be discouraging development. High quality property development standards should be retained.

4. A special industrial zone as indicated on the Plan should be created south of the center city for campus-type research and development. Architectural design control, landscaping and setback requirements should be enacted to provide an attractive district complementing the center city area.

5. Existing parking zones other than municipal lots have not proved effective in the past. It is recommended that these zones be restudied for possible use of contiguous land use designations as long as the overall parking requirements are met. Possible use might include room for commercial expansion.

6. Most deep lots have been developed, thus the R-D zone should be eliminated when the remainder are developed.

ZONING AND SUBDIVISION STANDARDS:

1. Present R-2 zones require 6,000 square feet per two dwelling units with no more than two units per structure. As indicated in special neighborhood studies, this provision has been a deterrent to investment and development. It is recommended that the present density of 15 dwelling units per acre be retained but the number of units per structure be unlimited as long as present density is maintained. In addition, a re-evaluation of side and front yard requiremens should be made to accomodate new housing types proposed herein.

2. To eliminate existing hazardous blind intersections, legal investigation should be made as to steps possible to effect removal of such hazards.

3. Setback lines should be checked to determine conformance with the street classification system indicated on the Circulation Plan.

4. Slope zoning should be considered for the hillside area, providing a ratio of usable lot area to average lot slope.

OTHER STANDARDS:

1. Fire limits in the center city should be restudied and redefined based on the special development proposed in special studies.

2. Effect of special housing types should be examined in the existing building code, particularly in relation to common walls of town houses, court houses, and patio houses.

CAPITAL IMPROVEMENT PROGRAM

The Capital Improvement Program is a combined planning and financial operation providing a schedule of major projects to be developed during the planning period.

Its primary function is to indicate the approximate date an improvement will be needed, its estimated cost and the agency responsible for its execution. It provides a long-range guide to the annual preparation of a capital improvement budget and therefore must be considered general and flexible. The land and improvement costs shown are approximations based on average costs per acre for land and square foot costs of buildings. Before these costs are applied to a budget, detailed cost analysis should be made by the agencies involved.

The improvement program scheduling should be a continuing process which should be reviewed annually and projected to the year ahead to keep abreast of changing conditions.

In order to determine the economic feasibility of the Capital Improvement Program and how much can be financed during the initial phases, it will be necessary for the City to analyze its financial structure in detail before preparing a six-year capital budget. The analysis should include existing receipts and expenditures and potential increases of both. Projected income should take into consideration increased assessed valuations of proposed development and additional revenue from increased retail sales. Policies on tax rates will also influence future income for financing improvements.

Many of the improvements proposed are self-supporting, such as water, sewer and refuse. Others are separately financed, such as schools.

After projected income and normal expenditures are determined, capital improvement items should be selected from the schedule and a determination made of the method of proposed financing — either from general funds or utilization of bonded indebtedness. If the bond method is used, financing charges must be added to future expenditures and policy determined as to the percentage of total debt limit to be utilized.

Once the financial capability of the city is determined, it may be necesary to reschedule items of capital improvements geared to the City's ability to finance them. This should be an annual review and adjustment process.

Following is the proposed Capital Improvement Program indicating responsible agency, method of financing and the year the improvement is needed. Some of the improvements are critically needed and should be given high priority, while others are long range and can be geared to long-range financial capability of the City. If critically needed facilities cannot be scheduled in the first six-year capital budget, they should be phased and rescheduled for succeeding years.

It cannot be stressed enough that it is extremely important that the Capital Improvement Program and capital budget be frequently reviewed and updated as often as necessary. An updated, current program provides an overall picture of needed improvements, their priority and most important, refects the long-range intent and policy of the City administration.

The costs indicated are rough estimates proposed on a very general basis without benefit of detailed plans or specifications. Detailed plans and estimates should be prepared before projects are initiated. The costs shown in the following schedule are therefore intended to indicate the magnitude of improvements.

1965 - 1970 IMPROVEMENTS	[illegible]	[illegible]	[illegible]
A. Library—Phase I			
4,000 sq. ft. @ [illegible]			
30,000 Volumes @ $5			
Equipment @ $1.50/sq. ft.			
B. Fire Station			
5000 sq. ft. [illegible]			
C. City Yard			
[illegible]			
D. Utilities			
Reservoir @ [illegible]			
[illegible]			
E. Community Center			
21,750 sq. ft. @ [illegible]			
Site Improvements			
Equipment @ [illegible]			
F. Recreation			
Canyon Park	[illegible]	[illegible]	$ [illegible]
Santa Fe Playground	30,000	1,000	[illegible]
Area 4 Playground	[illegible]	2,000	[illegible]
Area 2 Playground	70,000	5,000	[illegible]
Wildrose	[illegible]	[illegible]	[illegible]
Mayflower	[illegible]	2,000	[illegible]
			$ [illegible]
G. Circulation			
Evergreen—Primrose to Myrtle	[illegible]	$ 3,000	$ [illegible]
	371,400	$ 7,320	[illegible]
			$ [illegible]
TOTAL 1965 - 1970			[illegible]

1970 - 1975 IMPROVEMENTS			
A. Fire Training Tower		[illegible]	$ [illegible]
B. Utilities			
Reservoir @ 8¢/gal. (3 MG)		240,000	$ 240,[illegible]
Well @ [illegible]		60,000	60,[illegible]
			$ [illegible]
C. Recreation			
Recreation Park		$126,000	$ 126,[illegible]
Grand Ave. Golf Course		119,000	119,[illegible]
Area 4 Playground	48,000	3,400	51,[illegible]
Area 2 Playground	19,500	1,400	20,[illegible]
Area 4 Neighborhood Park	180,000	60,000	240,[illegible]
			$ 867,[illegible]
TOTAL 1970 - 1975			$ 967,[illegible]

1975 - 1980 IMPROVEMENTS			
A. Library—Phase II			
6,000 sq. ft. @ $18/sq. ft.		$108,000	
30,000 volumes @ $5		150,000	
Equipment @ $1.50/sq. ft.		9,000	
			$ 267,[illegible]
B. Utilities			
Reservoir @ 8¢/gal. (11.2 MG)		$896,000	$ 896,[illegible]
C. Recreation			
Clifton Playground	$ 60,000	$ 2,100	$ 62,1[illegible]
New H.S. Playground	105,500	7,500	113,[illegible]
Huntington Playground	36,000	1,000	37,[illegible]
Area 6 Neighborhood Park	90,000	30,000	120,[illegible]
			$ 332,1[illegible]
TOTAL 1975 - 1980			$1,515,1[illegible]

1980 - 1985 IMPROVEMENTS			
A. Utilities			
Reservoir @ 8¢/gal. (4 MG)		$320,000	$ [illegible]
B. Recreation			
Cloverleaf Neighborhood Park	$ 75,000	$ 30,000	$ 105,[illegible]
TOTAL 1980 - 1985			$ 425,[illegible]

[illegible]	Acquisition	Construction	[illegible]
[illegible]	372,000	104,000	$ [illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	180,000	37,400	[illegible]
[illegible]	31,200	3,400	[illegible]
[illegible]	[illegible]	9,400	[illegible]
[illegible]	111,200	10,200	121,[illegible]
[illegible]	[illegible]	22,400	[illegible]
[illegible]	123,200	20,000	144,[illegible]
[illegible]	[illegible]	14,000	[illegible]
[illegible]	[illegible]	6,000	[illegible]
			$1,373,[illegible]
TOTAL IMPROVEMENTS			[illegible]

SCHEDULE OF IMPROVEMENTS

MONROVIA SCHOOL DISTRICT

1965 - 1985

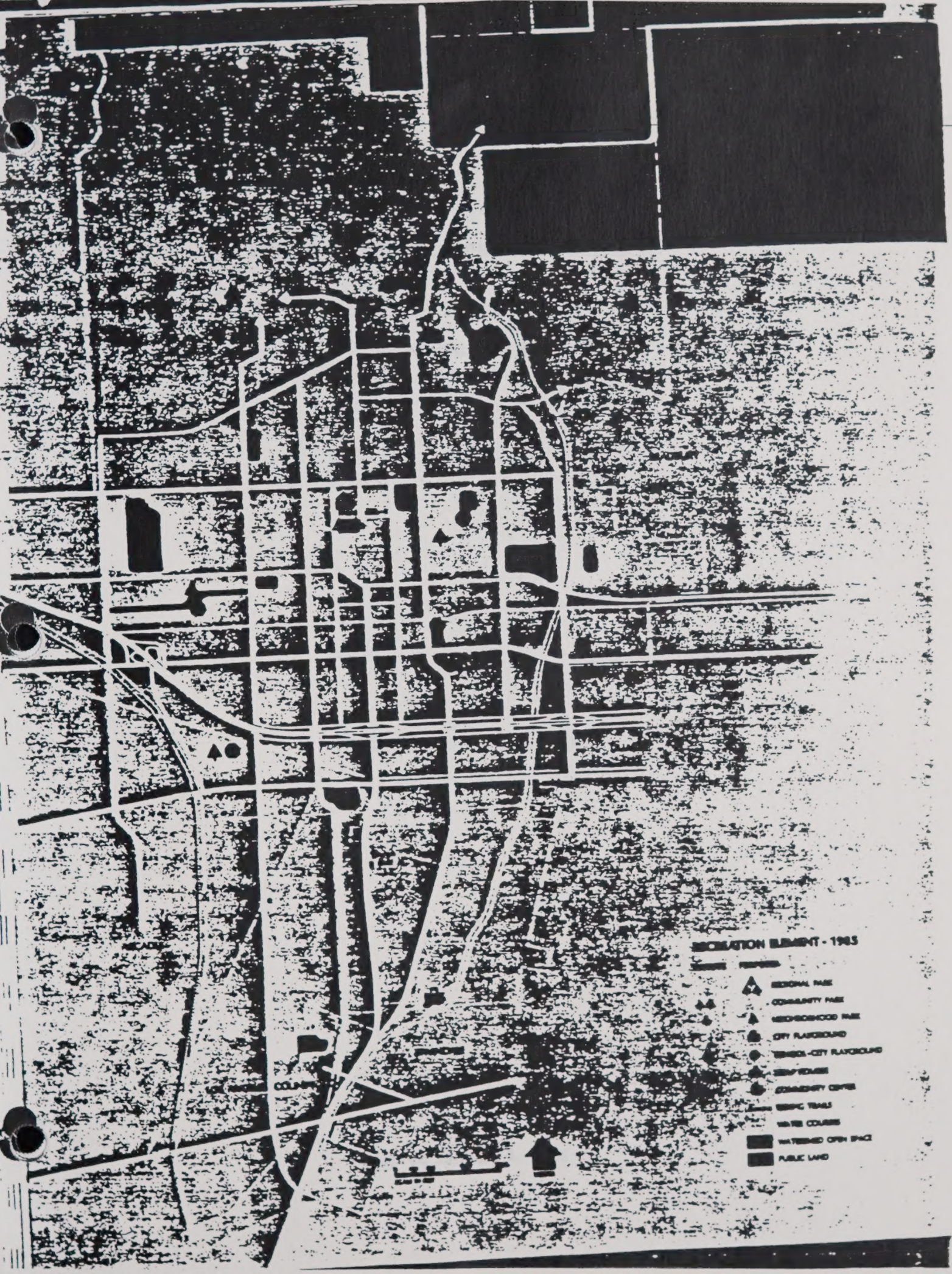
1965 - 1970 IMPROVEMENTS	Land	Building	Total
Area 1			
Mayflower Rehabilitation and Site Expansion	$ 33,000	$ 476,000*	$ 510,[illegible]
Area 4			
Monroe Rehabilitation		112,000*	112,[illegible]
Area 8			
Wildrose Rehabilitation and Site Expansion	56,000	93,271	149,[illegible]
TOTAL 1965 - 1970			$ 771,[illegible]

1970 - 1975 IMPROVEMENTS			
Area 2			
New Elementary School 38,000 sq. ft. @ $17/sq. ft.	221,000	$ 646,000	$ 867,[illegible]
Area 6			
New Elementary School 38,700 sq. ft. @ $17/sq. ft.	192,000	437,000	629,[illegible]
Area 10			
Santa Fe Rehabilitation and Site Expansion	50,000	397,000*	447,[illegible]
TOTAL 1970 - 1975			$1,943,[illegible]

1975 - 1980 IMPROVEMENTS			
Area 2			
New Junior High School 46,000 sq. ft. @	$ 380,000	$ 782,000	$1,132,[illegible]
Area 7			
Huntington Expansion—6,000 sq. ft. bldg. & site expansion	36,000	102,000	138,[illegible]
Area 8			
Clifton Site Expansion	60,000	2,100	62,1[illegible]
Area 9			
New High School — 30 acres 163,000 sq. ft. bldg.	$1,050,000	$2,771,000	$3,821,[illegible]
TOTAL 1975 - 1980			$5,173,1[illegible]

1980 - 1985 IMPROVEMENTS			
Area 10			
New Elementary School on Santa Fe Site — 30,000 sq. ft.		$ 510,000	$ 510,0[illegible]
Area 4			
District Administrative Offices — 16,000 sq. ft.		272,000	272,[illegible]
Area 4			
Monrovia H.S. improvement		unknown	
TOTAL 1980 - 1985			$ 782,[illegible]
TOTAL SCHOOLS			$8,670,[illegible]

*School District Estimate


RECREATION ELEMENT - 1985
REGIONAL PARK
COMMUNITY PARK
NEIGHBORHOOD PARK
CITY PLAYGROUND
TENNIS-CITY PLAYGROUND
SENIOR HOUSE
COMMUNITY CENTER
SCENIC TRAILS
WATER COURSE
WATERSHED OPEN SPACE
PUBLIC LAND

PUBLIC SERVICE/CONSERVATION ELEMENT

CITY OF MONROVIA

GENERAL PLAN

Prepared by

VICTOR GRUEN ASSOCIATES

Adopted January 4, 1966

INTRODUCTION

The Public Facilities Plan deals specifically with estimating the future need for improvement and extension of water and sewer facilities within the city. It is based on a detailed analysis of existing systems, their condition and capacity for future service. Future needs have been projected, based on population increases in five-year increments.

The capability of the City in providing additional capacities will, along with topographic conditions, determine to some extent the rate of future growth. For this reason it is imperative that the City and public utility companies have a general idea of the utilities required for the future, when they will be needed and where they will be located. The accompanying Utilities Plan indicates those areas not served by utilities. Areas which can be served in the future should be determined by a detailed engineering study. In this connection, locations of storage and pumping facilities have not been indicated.

OBJECTIVES

The following have been established as general objectives, or goals, of the Utilities Plan:

1. Protection against potential public health dangers through the provision of adequate facilities.

2. Determine areas requiring utilities in the future.

3. Determine City policy in extending utilities into undeveloped mountainous areas.

4. Expansion of existing water supply and sewer system to accommodate future city growth.

5. Stimulation of planned growth through the expansion of utilities.

6. Determination of future utility needs in terms of plant and distribution facilities.

PRINCIPLES

Planning of long-range utility development should be accompanied by consideration of the following principles:

1. The utility service area is recognized as the developed portion of the city and that mountainous portion which can be economically served.

2. Coordination of utility planning with thoroughfares, community facilities, revitalization, densities, population and general land use planning.

3. Encouragement of concentrated land development through density control and subdivision regulations to minimuze utility extension costs.

4. Revision and implementation of zoning controls to achieve proposed land uses.

5. Realization of the need for more detailed engineering studies to determine economic feasibility of certain proposals.

STANDARDS

Specific standards involved in design and construction of utility systems are implemented in detailed engineering feasibility studies. However, general broad standards are needed by Council and the Commission prior to engineering studies since line sizes and capacities are related to proposed land use patterns and densities:

1. Normal water consumption, 200-210 gallons per day per capita.

2. Minimum water mains, six inches.

3. Minimum sanitary sewer mains, eight inches.

4. Minimum storm sewers, 12 inches.

5. Fire dydrants @ 1/2.05 commercial-industrial acres; 1/2.75 residential acres.

PROPOSED IMPROVEMENTS

Water: Although the existing water system is in excellent condition from the standpoint of equipment, operation, maintenance, and administration, additional capacities to serve future population must be considered.

The following table indicates these water requirements based on per capita population projections:

WATER REQUIREMENTS

	1965	1970	1975	1980	1985
Daily Consumption (MGD)	6.3	7.2	7.2	9.9	12.1
Ext. Max. Daily Use (MGD)	12.9	14.6	16.0	20.1	25.0
Storage (MG)	20.3	24.8	27.8	39.0	43.0
10-hr. Fire Flow (GPM)	3500	3500	4000	4000	5000
Fire Storage (MG)	2.1	2.1	2.4	2.4	3.0
Hydrants	805	887	---	---	---
Population (000)	31.0	35.7	40.1	50.6	60.7

Production: Future production demands can easily be met by the addition of wells in the Monrovia well farm area. A well is presently being planned that will add approximately 4.0 (MGD) to production capacity. Future wells can be added to meet increasing demands. Although the source of water appears adequate for future needs, there could be a potential problem through the lack of a general adjudication of water rights in the upper valley area with municipalities and private water companies. Early settlement of these rights, although considerable legal and engineering expense might be involved, is deemed necessary to assure long-range water availability.

Further protection for continuous water supply to the city as a standby, auxiliary, or emergency measure should be considered by connection of the system to the Metropolitan Water District upper feeder lines. This MWD line, located east of Canyon Road, should be connected to the Ridgeside facility with a 24-inch main by 1970.

Storage: Storage facility requirements for domestic water consumption as well as fire protection will increase approximately in proportion to population increases. These additional facilities are listed below in five-year increments.

	Size M.G.
1970	4.5
1975	3.0
1980	11.2
1985	4.0

Since location of land for reservoirs cannot be determined on a long-range basis, they are not shown. In many cases reservoirs can be located on land currently owned by the City. Part of the 1970 storage requirements will be met by one new 2.5 MG reservoir being planned on May Avenue.

Distribution: Additional major capital outlaws are not anticipated for distribution mains with exception of the upper feeder line to MWD mains.

Pumping stations will need to be provided as production and storage requirements increase. Consideration should be given to expansion of the Cloverleaf Booster Station by 1975 to increase its capacity.

Additional Service: Should consideration be given to the annexation of the Mayflower District to the city in whole or in part, the cost of water service to the area should be calculated. Current service to the area is provided by the Southern California and Duarte Water Companies. Should annexation occur, the City could probably serve the area only if it purchased the private system. Purchase of the entire system of 2,500+ customers would probably involve an expenditure in excess of one million dollars.

Sanitary Sewers: Gradual replacement of lines in the 1912 sanitary sewer system has taken place over the past, however the majority of the system is basically comprised of older lines. From a practical standpoint, the entire system cannot be replaced at one time, but the City should budget funds for an annual gradual replacement of facilities in critical areas.

Flood Control: As indicated in the analysis of existing facilities, there exists a number of areas deficient in storm drainage and flood control facilities. These areas, shown on the accompanying Conservation Map, have been studied for improvement and were scheduled in 1964 bond issues as Project Numbers 5601 and 1118. The priority of need is also indicated on the Conservation Map. With the completion of these improvements, conservation facilities should be adequate unless major development of the hillside area should be carefully examined for effect on the existing system.

The Los Angeles Flood Control District indicates that no major projects of regional scope are planned or deemed necessary in the Monrovia area.

Refuse: Refuse collection and disposal is currently under a private contract. The local contractor has provided outstanding service in the past, and it is estimated by the City that he has the ability to provide adequate service throughout the projected planning period.


CONSERVATION SUMMIT - 1985


OAK AVENUE